

ARTICLE IV.

GENERAL DEVELOPMENT STANDARDS

DIVISION 1.

GENERALLY

Sec. 13-501. Purpose and intent.

It is the purpose and intent of this article to protect the general health, safety, and welfare of the citizens of Sumter County by providing these minimum design, construction, operation and maintenance standards to ensure the beneficial impacts of growth while guarding against detrimental impacts. These standards are the mandatory minimums and apply to all properties within the jurisdiction of the commission unless otherwise exempted in this chapter. It is further the purpose and intent of this article to provide standards for the following:

- (1) *Conformance with comprehensive plan.* Ensure that development of land will be in conformance with applicable policies of the Sumter County Comprehensive Plan and acceptable standards for planning, engineering, constructing and maintaining improvements to real property in Sumter County.
- (2) *Sound communities.* Establish minimum standards of design and construction which will encourage the development of sound and economically stable communities, and the creation of healthful living environments which include adequate, effective, efficient and economical provisions for flood control, drainage, transportation, water distribution, sewage collection and disposal, utility services and fire protection.
- (3) *Traffic circulation.* Help promote safe, adequate and convenient traffic circulation for vehicles and pedestrians in new developments and to coordinate said circulation with existing and proposed traffic patterns in the vicinity of the development.
- (4) *Open spaces.* Provide for public open spaces in new land development through the dedication or reservation of land for recreational, educational or other public uses.
- (5) *Infrastructure.* Give Sumter County the authority necessary to ensure that developments will provide necessary and adequate rights-of-way, easements, dedications and physical improvements of lasting quality, thus relieving the taxpayers of Sumter County from the costs of providing same.
- (6) *Maintenance.* Inform the public of the arrangements and obligations of ownership and maintenance of subdivision improvements.

(7) *Land records.* Provide adequate land records for the convenience and protection of the public and for adequate identification and permanent location of real estates boundaries.

(8) *Home ownership.* Encourage individual home ownership and commercial development by promoting sound development concepts.

(9) *Flood prone areas.* Ensure that any development in flood prone areas will be properly identified and regulated to provide protection against property damage, loss of public investment and injury to human health and the environment.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-502. Design standards.

In order that the various purposes of this chapter be accomplished, all development shall conform with the following general minimum design standards, unless exempted elsewhere in this chapter.

(1) *Comprehensive plan.* It may be presumed that this article presents all development standards required by the Sumter County comprehensive plan. Therefore, all development, whether publicly or privately owned, shall be designed in conformity with the requirements of this article to ensure consistency with said plan.

(2) *Level of service standards.* In addition to other required standards of this article, development, unless specifically exempt in this chapter from the concurrency requirements of Article II, Division 10, will not be approved unless the levels of service adopted in the comprehensive plan and specified in the applicable sections of this article, are provided.

(3) *County zoning and building codes.* All development shall be designed to conform with the requirements of this chapter for the location, use and type of construction.

(4) *Long range development plans.* Whenever a tract of land to be developed embraces any part of a designated plan element of an adjacent city, the county, or the state, the provisions of that plan shall be included in the proposed development. Such plan elements may include public thoroughfares, parks, institution sites, drainage courses, or other such elements.

(5) *Land suitability.* Land which the commission finds to be ill-suited for development due to poor soil qualities, flooding, poor drainage, or other features likely to be harmful to the health, safety and general welfare of the public shall not be developed, unless adequate corrective measures are provided.

(6) *Flood protection measures.* In addition to other required standards of this article, development in areas of special flood hazard, unless specifically exempt in this chapter, will not be approved unless in conformity with the requirements of this chapter for such areas.

(7) *Preservation of desirable features.* The developer shall be required to take measures to preserve natural, archeological and historic features, pursuant to the comprehensive plan, state agency requirements and this chapter, which will add attractiveness and value to the remainder of the property being developed and to the county in general.

(8) *ADA requirements.* All development shall conform with the provisions of the Americans with Disabilities Act of 1990, and codified at 42 U.S.C. & 12101 et seq, and as presented in the "Florida Accessibility Code for Building Construction" prepared by the Florida Department Of Community Affairs.

(9) *Preemptive standards.*

a. Whenever standards, cited herein, for design and development are superseded or preempted by other regulations, the more stringent standards shall apply.

b. Whenever other regulations, except building codes, cited herein are amended from time to time, such amendments shall be incorporated into this chapter by reference.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-503. Construction standards.

In order that the various purposes of this chapter be accomplished, required improvements shall be constructed in accordance with applicable standards approved by the authority and those specified elsewhere in this chapter and in Appendices 13D and 13E.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-504. Operation/maintenance standards.

In order that the various purposes of this chapter be accomplished, required improvements shall be operated and maintained in accordance with applicable standards approved by the authority and those specified elsewhere in this chapter and in Appendices 13D and 13E.

(Ord. No. 96-23, § 9, 12-16-96)

Secs. 13-505--13-52. Reserved.

DIVISION 2.

ROADWAY STANDARDS

Sec. 13-521. General.

(a) *Purpose and intent.*

(1) *Purpose.* The purpose of this division is to provide uniform minimum standards and criteria for the design of all public streets, roads, highways, bridges, sidewalks, curbs and curb ramps, crosswalks, bikeways and underpasses/overpasses used by the public for vehicular and pedestrian traffic.

(2) *Intent.* The standards established in this division and in Appendix 13-D are intended to provide the basic guidelines for developing and maintaining a road system with reasonable operating characteristics and a minimum number of hazards. They are intended for use on all new construction projects, public and private, and shall be applied to reconstruction and maintenance projects to the extent that economic and environmental considerations and existing development will allow.

(b) *Level of service.* The following levels of service, as adopted in the comprehensive plan, shall be used for concurrency management. Development activities shall not be approved unless there is sufficient available capacity to meet the concurrency requirements of Article II, Division 10.

TABLE 13-521A ROADWAY LEVELS OF SERVICE	
Type of Facility	Peak Hour Level of Service
State and Federal Roadway	
Freeway	C
Principal Arterial	C
Minor Arterial and Others	D
All County Roads	C

(c) *FDOT Green Book.* The Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (herein referred to as the "Green Book"), published by the Florida Department of Transportation, is hereby incorporated into this division by reference. Criteria and standards set forth in other Manuals which have been included by reference in the Green Book shall also be considered as requirements within the authority of this division. All requirements of the Green Book shall be adhered to in the design, construction and maintenance of roads within Sumter County, as follows:

(1) *For roadway development standards not specified in this division.* The applicable provisions contained within the current Green Book shall be observed.

(2) *For roadway development standards addressed in this division.* In addition to the requirements specified herein, applicable provisions contained within the current Green Book shall be observed. Whenever the requirements specified herein conflict with the provisions in the Green Book the following policy shall be observed:

a. For development activities related to existing or proposed roads in the county system of maintained roads, or related to private roads, the requirements specified herein shall govern.

b. For development activities related to existing or proposed roads in the state system of maintained roads, the requirements specified in the Green Book shall govern.

(d) *Policy.* Specific policies governing the activities of planning, design, construction, reconstruction, maintenance or operation of streets and highways are listed throughout this division and Appendix 13-D. All agencies and individuals involved in these activities shall be governed by the following general policies:

(1) Each public street and highway, and all activities thereon, shall be assigned to the jurisdiction of some highway agency. Each highway agency should establish and maintain a program to promote safety in all activities on streets and highways under its jurisdiction.

(2) Highway safety shall be considered and given a high priority in order to promote the achievement of the maximum safety benefits for given expenditures and efforts.

(3) The provision for safe, high-quality streets and highways, and maximum transit opportunities should take priority over the provision for the maximum highway mileage obtainable for the available funds.

(e) *Objectives.* The planning, design, construction, reconstruction, maintenance and operation of streets and highways should be predicated upon meeting the following objectives. Additional general and specific objectives related to various topics and activities are listed throughout this division. Where specific standards or recommendations are not available or applicable, the related objectives shall be utilized as general guidelines.

(1) Develop and maintain a highway system that provides the safest practicable environment for motorists, cyclists, pedestrians and workmen.

(2) Establish and maintain procedures for construction, maintenance, utility and emergency operations that provide for safe highway and transit operating conditions during these activities.

(3) Provide streets and highways with operating characteristics that allow for reasonable limitations upon the capabilities of vehicles, drivers, cyclists, pedestrians and workers.

(4) Provide uniformity and consistency in the design and operation of streets and highways.

(5) Provide for satisfactory resolution of conflicts between the surface transportation system and social and environmental considerations to aid neighborhood integrity.

(6) Reconstruct or modify existing facilities to reduce the hazard to the highway users.

(7) Reduce the deaths, injuries and damage due to highway crashes.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-522. Planning.

(a) *Highway function and classification.*

(1) *Function.*

a. Level of service. In addition to the provisions of the Green Book, the following shall apply:

1. A traffic impact study shall be prepared and submitted with the conceptual plan for any major development as defined in Sec. 13-171 (b). The contents of the study shall be as specified in Appendix 13-A. Development activities shall not be approved unless there is sufficient available capacity to meet the concurrency requirements of Article II, Division 10.

(2) *Classification.*

a. General. Road classifications are defined in section 334.03, F.S. Functional classification is the assignment of roads into systems according to the character of service they provide in relation to the total road network. The following basic functional classification system is used throughout this chapter:

1. Basic functional categories include local, collector and arterial.

2. Local, collector and arterial roads may be further subdivided into major (or principal) and minor levels depending upon the traffic volume, trip length and mobility

3. Major and minor local, collector and arterial road categories may be additionally divided into rural and urban, based upon a consideration of driver expectations. The function of any facility, as perceived by the driver, essentially determines the driver's willingness to accept restrictions upon speed, capacity, access or level of service. Roads, or portions of roads, may therefore be further classified by the area of their location as follows:

a) Urban. In urban areas (geographic regions comprising as a minimum the area inside the United States Bureau of the Census boundary of an urban place with a population of five thousand (5,000) or more persons, expanded to include adjacent developed areas as provided for by Federal Highway Administration regulations) drivers will generally accept lower speeds and levels of service. Economic constraints in urban areas are also generally more severe. Minor modifications in design criteria are, therefore, appropriate for urban streets.

b) Rural area means a geographic region not meeting the definition of urban areas.

b. Classification of roads. For the purposes of this chapter, the classes and definitions of roads shall be as follows:

1. *Local road.* This means a route providing service which is of relatively low average traffic volume, short average trip length or minimal through-traffic movements, and high land access for abutting property. Local roads are further classified as follows:

a) *Minor local road.* A road whose sole function is to provide access to abutting properties and initial access to the county road system. Generally, it serves not more than two hundred (200) dwelling units or accommodates not more than one thousand (1,000) trips a day. This classification may be further described as urban or rural.

b) *Major local road.* A road whose primary function is to provide access to abutting properties. Generally, it serves not more than four hundred (400) dwelling units or accommodates not more than two thousand (2,000) trips a day. This classification may be further described as urban or rural.

2. *Collector road.* This means a route providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a route also collects and distributes traffic between local roads or arterial roads. Collector roads are further classified as follows:

a) *Minor collector road.* A street whose primary

function is to provide access to abutting properties but is also designed to connect local streets with other collector or arterial streets. Generally, it serves not more than eight hundred (800) dwelling units, including residences indirectly served through connecting streets, or accommodates not more than four thousand (4,000) trips a day. This classification may be further described as urban or rural.

b) *Major (principal) collector road.* A street whose primary function is to provide intra-neighborhood traffic routes between local and other collector streets and arterial streets. They may also provide direct access to abutting properties. Generally, it accommodates not more than six thousand (6,000) trips a day. This classification may be further described as urban or rural.

3. *Arterial road.* This means a route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance. In addition, every United States numbered highway is an arterial road. Arterial roads are further classified as follows:

a) *Minor arterial road.* A road in the state or federal road system that serves as an avenue for the circulation of traffic into or out of the county, or that connects widely separated communities within the county, and carries a moderate volume of traffic. This classification may be further described as urban or rural.

b) *Major (principal) arterial road.* A major road in the state or federal road system that serves as an avenue for the circulation of traffic into or out of the county, or that connects widely separated communities within the county, and carries moderate to high volumes of traffic. This classification may be further described as urban or rural.

4. *Limited access facility* means Interstate Highway 75 and Florida's Turnpike.

c. Classification assignment. All street and roads in the Sumter County system of maintained roads shall be classified based upon the definitions in subsection b. and the following considerations:

1. The existing or proposed use shall be considered. Whenever a subdivision street continues an existing street that formerly terminated outside the subdivision or it is expected that a subdivision street will be continued beyond the subdivision at some future date, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

2. The existing or projected volume of traffic to be carried by the street, stated in terms of the ADT, shall be considered. For local roads, the

number of dwelling units to be served by the street may be a useful indicator of the number of trips, but is not conclusive.

d. Sumter County Register of Classified and Maintained Roads. There is hereby established the Sumter County Register of Classified and Maintained Roads (See Appendix 13-C). This register shall be used to identify all publicly maintained roads within, or connected to, the area within the commission's jurisdiction, and their assigned classification. Development requirements related to a specific road shall be determined by that road's classification, as specified in this register.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-523. Land development.

(a) *Objectives.*

(1) In addition to the provisions in the Green Book, development shall provide roads designed and developed to serve one or more of the following functions:

- a. To provide lots and other parcels of land with legal access.
- b. To carry motor vehicle traffic, and in some cases, allow on right-of-way parking;
- c. To provide a safe and convenient passageway for pedestrian traffic;
- d. To serve as an important link in the county's drainage plan.

(b) *Principles and guidelines.*

(1) *Network design.* In addition to the provisions in the Green Book, the following shall apply to medium and major development:

- a. Public streets. The street system of a development shall be coordinated with existing, proposed and anticipated streets outside of the development, as provided herein. The following general location standards shall be followed for the design of streets in a development.
 - 1. Existing plan. The street arrangement of a development shall be in conformity with existing plans for the most advantageous development of the entire neighboring area.
 - 2. Street extensions. All proposed collector and arterial streets within the development shall provide satisfactory alignment for the continuation of existing or approved proposed streets outside of the development with which

they are to connect. Such proposed streets within the development may be required to be extended to the boundary lines of the development submitted for approval to provide immediate or future efficient circulation of traffic within the area of the development. When so required, the street right-of-way shall be extended and the street developed to the property line of the developed property at the point where the connection to the anticipated or proposed street is expected. In addition, the commission may require temporary turnarounds to be constructed at the end of such streets when necessary to accommodate emergency or other vehicles.

3. Collector and local streets. Collector and local roads shall connect with surrounding streets where necessary to permit the convenient movement of traffic between neighborhoods or to facilitate access to neighborhoods by emergency service vehicles or for other sufficient reasons, but connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.

b. Private streets. Development streets that are to remain in private ownership shall be designed and constructed to conform to the requirements of this chapter. Developments are allowed privately owned and maintained roads provided:

1. Access to public street. The proposed development will have direct access onto a public street, or, if the tract has access to a public street only via a private road, such private road is improved to the street standards of this article, and

2. Interior road only. No road intended to be private is planned to be extended to serve property outside that development, and

c. Alleys. Alleys shall be provided to serve multiple dwellings and commercial and industrial areas when no other definite and assured provision is made for service access or off-street loading, unloading and parking consistent with and adequate for the uses permissible on the property. Dead-end alleys should be avoided when possible, but, if unavoidable, shall be provided with an adequate turn-around area.

d. The following general design features shall be adhered to for all public and private streets in non-exempt subdivisions:

1. The street plan of a development shall provide every lot, tract or site with legal access, of sufficient width to meet zoning requirements, to the internal street system, with provisions for collector streets to feed the traffic onto arterial roads and highways.

2. Roadways shall have pavement widths and turning radii

capable of serving emergency vehicles.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-524. Geometric design.

(a) *Design elements.* Design elements of roadways shall be in accordance with the current edition of the Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways, (the Green Book), FDOT.

(1) *Curvilinear streets.* When reversals, or deflections, in alignment occur, a horizontal curve shall be inserted in the road alignment.

(2) Minor local streets in subdivisions. The following design features should be considered:

a. Curvilinear designs that discourage excessive vehicular speeds and provide attractive vistas is desirable. Straight lengths of minor local roads should be less than one thousand (1,000) feet.

b. Cul-de-sacs and loop streets should be utilized so that through traffic on residential streets is minimized.

(3) *Vertical alignment.*

a. General criteria. In addition to the provisions in the Green Book, the following shall apply to collector and local roads:

1. Streets shall be related appropriately to the topography. Proposed street grades shall conform as closely as practicable to the original topography and be reasonably designed to the contour of the land so as to produce usable lots and streets of reasonable gradient while at the same time achieving the drainage and storm water management objectives of Division 7.

2. Street elevations. All streets shall comply with the drainage requirements of this chapter, and in addition shall have the finished centerline grade elevated to the design storm elevation specified below:

- a) Major collector--100-year.
- b) Minor collector--50-year.
- c) Major local--25-year.
- d) Minor local--10-year.

b. Grades. In addition to the provisions in the Green Book, the following shall apply to collector and local roads.

1. The centerline gradient on all streets shall conform to the following:

a) Without curb and gutter:

1) Collector--Minimum = 0.4%, maximum = 6%

2) Local--minimum = 0.4%, maximum = 8%

3) By specific approval, flatter centerline grades may be allowed provided roadside swales provide positive drainage.

b) With curb and gutter: Same as subsection a) except where this is not practical, as determined by the approving authority. However, no street grades may be constructed that, in the opinion of the Public Works Director, create a substantial danger to public safety due to insufficient runoff of stormwater.

(4) *Cross section elements.*

a. Pavement.

1. Pavement width. Where curbs are used, the lane width is measured from the front-face of curb; where curbs are not used, the lane width is the measurement of the wearing surface alone.

b. Roadside clear zone.

1. Roadside clear zone width. Notwithstanding the provisions of the Green Book, mail and newspaper boxes with a support system that does not present a danger to vehicular traffic are allowed in the clear zone. Such support shall not have any part thereof closer than two feet from the edge of pavement of a local road and six (6) feet from the edge of pavement of a collector road.

c. Parking. Notwithstanding the provisions of the Green Book, on-street parking is not allowed except when specifically approved by the commission.

d. Right-of-way. In addition to the provisions in the Green Book, the following shall apply:

1. Dedication of right-of-way.

a) All proposed development roads and streets which are to be maintained by Sumter County shall be dedicated in fee simple to it at no cost to the commission. They shall be of sufficient right-of-way width to provide required driving surfaces, shoulders and recovery areas, drainage facilities, utility placement, control of sight distances and other safety measures.

b) Subdivided development.

1) Fifty (50) or less lots. Upon completion, all streets, drives, parking areas and other traffic circulation elements that are required site improvements in subdivided residential developments containing fifty (50) or less lots or dwelling units shall be dedicated to the county.

2) Over fifty (50) lots. Upon completion, all streets, drives, parking areas and other traffic circulation elements that are required site improvements in subdivided residential developments containing more than fifty (50) dwelling units shall be dedicated to the county, except that such improvements may be privately owned and maintained provided a homeowners association, or similar legal entity, is established pursuant to other sections of this chapter, and is responsible for the maintenance and control of such facilities.

2. *For functionally classified roads.* Notwithstanding that greater widths may be required to meet all requirements of this chapter, the presumed minimum acceptable widths for collector and local road right-of-ways are as shown in Table 13-524B.

TABLE 13-524B MINIMUM RIGHT-OF-WAY REQUIREMENTS					
	Right-Of-Way Width (ft)				
	2-Lane		4-Lane Divided		4-Lane Un-divided
Type of Facility	Drainage Swales	Drainage Curbs	Drainage Swales	Drainage Curbs	Drainage Curbs
Roads proposed for inclusion in the county system of maintained roads					
Minor local road	60	50	n/a	n/a	n/a
Major local road	70	60	n/a	n/a	n/a
Minor collector (Urban)	70	60	140	100	90
Minor collector (Rural)	80	70	150	110	n/a
Major collector (Urban)	90	80	180	120	110
Major collector (Rural)	100	90	200	150	n/a
Roads proposed for exclusion from the county system of maintained roads ⁽¹⁾⁽²⁾					
Alley	25	20			
Minor local road	40	35			
Major local road	50	40			

⁽¹⁾ For residential planned unit development. Notwithstanding the above right-of-way widths for local and minor roads excluded from the county system of maintained roads, the sum of the road right-of-way plus the adjacent front setbacks from street right-of-way lines defined in section 13-611 shall not be less than fifty (50) feet. In addition, the above reduced rights-of-way widths for roads not to be included in the county system of maintained roads shall not be approved unless the developer demonstrates that such right-of-way widths are consistent with the overall development of the project and that drainage, vehicle and pedestrian safety and other public safety and welfare issues are adequately provided for.

⁽²⁾ For Recreational Vehicle Planned Unit Development. See section 13-561(h).

3. Other width requirements.

a) Additional R/W. A proposed development that encompasses an existing public street that does not conform to the minimum right-of-way requirements of this chapter shall provide for the dedication of the needed additional right-of-way along either one or both sides of said street.

b) Half R/W.

1) A proposed development that abuts an existing public street that does not conform to the minimum right-of-way requirements of this chapter shall provide for the dedication of sufficient land to ensure that a minimum of one-half (1/2) of the required right-of-way is established by that development.

2) Half rights-of-way shall not be permitted in a development unless contiguous to an existing half right-of-way or more.

4. Protection and use of county rights-of-way.

a) Encroachment. No encroachment, including signs, shall be permitted into existing rights-of-way, except for temporary use or otherwise, as specifically permitted by the commission and/or director of public works.

b) Utilities. Use of the right-of-way for public or private utilities including, but not limited to, sanitary sewer, potable water, telephone and TV cable, gas lines and electrical transmission lines shall be allowed subject to applicable specifications and permitting by the commission and/or director of public works.

c) Other improvements. Use of the right-of-way for roadway improvements, including driveway connections, drainage improvements, structures, poles, sidewalks, bikeways, and sign placements shall be allowed subject to the applicable specifications and permitting by the commission and/or director of public works.

d) Parking. No utilization of the right-of-way for permanent parking shall be permitted, except as authorized by the commission.

e) Exemptions: The following activities are presumptively allowed within county right-of-way without further approval:

1) Activities of the Sumter County division of public works or other agency who has contractual obligations with the commission to perform work in the right-of-way.

2) Approved US Postal Service mail boxes or newspaper delivery receptacles.

(5) *Access control.*

a. *Location of access points.* In addition to the provisions in the Green Book, the following shall apply:

1. New street connections to existing roads.
 - a) Arterial roads.
 - 1) Development access to arterial roads shall be located and designed to minimize adverse impacts on federal and state roads. To achieve this, Chapters 14-96 and 14-97, F.A.C., shall be used to regulate access management on these roadways.
 - 2) Direct access from local roads onto arterials shall be avoided where possible by provision of collector roads.
 - 3) Residential development with frontage on an arterial and another road shall normally only be allowed street access to the road with the lowest functional classification.
 - b) Collector roads. Residential development with frontage on a collector and another road shall normally only be allowed street access to the road with the lowest functional classification.
2. New driveway connections to existing roads.
 - a) General.
 - 1) All driveway entrances and other openings onto streets shall be located, designed and constructed so that vehicles can enter and exit from the parcel in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and so that interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
 - 2) Driveway width shall not be less than ten (10) feet for one-way traffic and eighteen (18) feet for two-way traffic, but, except for safety reasons, shall not exceed forty (40) feet in width.
 - 3) Other driveway connections (commercial, industrial, etc.) shall be located so as to provide a minimum incoming 35-foot turning radius and a minimum outgoing 25-foot turning radius, tangent at the property line or extension thereof.
 - b) Arterial roads. Development shall provide other treatment as may be necessary for adequate protection of residential properties, and to afford separation of arterial and local traffic.
- b. *Spacing of access points.* In addition to the provisions in the Green Book, the following shall apply:

1. New street connections.

a) Collectors. Except when no other alternative is practical or legally possible, the minimum distance between centerlines of street connections on the same side shall be as follows:

1) Principal collector--Six hundred sixty (660) feet.

2) Minor collector--Three hundred thirty (330) feet.

3) Notwithstanding subsections 1) and 2), less distance may be allowed if necessary to prevent a closed street system that violates subsection (7)b.

2. Driveway connections.

a) Arterial roads. Direct access from driveways onto arterial roads shall be minimized where possible by compliance with the following:

1) For parcels created before the effective date of this chapter.

a)) Except for corner lots, all legal parcels of record shall be allowed one driveway connection to an arterial road. Additional direct access driveways to arterials will be allowed provided the minimum distance between centerlines of driveway connections on the same side of the arterial shall be as follows:

1)) Principal arterial--Four hundred ninety-five (495) feet.

2)) Minor arterial--Three hundred thirty (330) feet

b)) Corner lots in residential development with frontage on an arterial and another road shall normally only be allowed driveway connections to the road with the lowest functional classification.

c)) Non-residential corner lots with frontage on an arterial and another road may be allowed a driveway on the arterial road provided:

- 1)) Access is also made to the other road, and
- 2)) The centerline of the connection to the arterial road is a minimum of one hundred fifty (150) feet from the intersection of the other road. On lots of record on the effective date of this chapter, that can not meet the one hundred fifty (150) foot requirement, a driveway connection will be allowed within the twenty-five (25) percent of the lot frontage that is farthest from the other road.
- 2) For parcels created after the effective date of this chapter.
 - a)) Where a proposed development is adjacent to, or contains, an arterial street, it shall be planned so as to avoid having lots fronting on the arterial in such a manner as to directly derive their access from said arterial except where natural features prohibit the use of frontage or service roads to access the development. Development shall provide one of the following:
 - 1)) A marginal access street (frontage road) for these lots, or
 - 2)) A right-of-way dedication to the county for a future frontage road.
 - b) Collector roads. To the extent practicable, driveway access to collector streets shall be minimized to facilitate the free flow of traffic and avoid traffic hazards by compliance with the following:
 - 1) Legal parcels of record on the effective date of this chapter. Except for corner lots, all legal parcels of record on the effective date of this chapter shall be allowed at least one driveway connection to a collector road. When additional direct access driveways to collectors is required, the minimum distance between centerlines of driveway connections on the same side shall be as follows:
 - a)) Principal collector--Three hundred thirty (330) feet.
 - b)) Minor collector--One hundred sixty-five (165) feet.
 - 2) For parcels created after the effective date of this chapter.

a)) Development proposed on parcels created after the effective date of this chapter should be planned so as to avoid having lots fronting on the collector in such a manner as to directly derive their access from said collector unless natural features prohibit the use of interior roads to access the lots. Where a proposed development contains or is adjacent to a collector street, driveway connections shall be spaced as follows:

1)) Principal collector--Four hundred ninety-five (495) feet.

2)) Minor collector--Three hundred thirty (330) feet.

3)) Minor collector, urban: Two hundred (200) feet

b)) Residential lots with frontage on a collector and another road shall normally only be allowed driveway access to the road with the lowest functional classification.

c)) Non-residential lots with frontage on a collector and another road may be allowed a driveway on the collector road provided:

1)) Access is also made to the other road, and

2)) The centerline of the connection on the collector is a minimum of one hundred fifty (150) feet from the intersection of the other road. On lots of record on February 3, 1992, that can not meet the 150-foot requirement, a driveway connection will be allowed within the twenty-five (25) percent of the lot frontage that is farthest from the other road.

3) Notwithstanding the above, a service/filling station or convenience store selling gasoline may be allowed one driveway connection for each one hundred fifty (150) feet of road frontage.

c) Local roads:

1) Corner lots in residential developments shall normally derive their access from the street having the lower functional classification.

d) Notwithstanding subsections a), b) and c), additional driveway connections may be allowed if they are limited to school bus

or emergency vehicle use only.

e) Shared access points may be required for compliance with subsections a), b) and c).

c. *Turn lanes.* Turn lanes and acceleration/deceleration lanes sufficient to serve the proposed development shall be provided whenever a development generates a turning movement greater than five (5) percent of the ADT for the adopted level of service for the roadway.

(6) *Intersection design.*

a. General criteria. In addition to the provisions in the Green Book, the following shall apply:

1. Streets shall be designed so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than seventy-five (75) degrees, unless no practicable alternative is available. Not more than two (2) streets shall intersect at any one point, unless the public works director certifies to the commission that such an intersection can be constructed with no extraordinary danger to public safety.

2. Whenever possible, proposed intersections on opposite sides of street shall coincide with each other. Where a street jog, or centerline offset in the horizontal alignment of streets on opposite sides of a road exceeds three (3) feet, a minimum of one-hundred and fifty (150) feet jog or offset shall be provided when local roads intersect local roads, however a minimum of seventy-five feet may be allowed where the roadway design speed is for 35 MPH or less. Where local roads intersect collector roads, a minimum of one hundred and fifty (150) feet shall be provided.

3. Road intersections shall not be located within one-hundred fifty (150) feet of a railroad right-of-way.

(7) *Other design factors.*

a. Pedestrian and bicycle facilities. In addition to the provisions contained in the Green Book, the following shall apply:

1. Sidewalks.

a) Within urban expansion areas, development abutting arterial or collector roads may be required to provide sidewalks adjacent to the arterial or collector roadway.

b) Outside of urban expansion areas, developments

abutting arterial or collector roads may be required to provide sidewalks adjacent to the arterial or collector roadways wherever a block with an average lot width of less than seventy-five (75) feet is proposed.

2. Bike paths. Where a proposed development includes improvements or new construction of collector or arterial roads, bike paths shall be provided within the right-of-way.

b. Dead-end streets and cul-de-sacs. In addition to the provisions contained in the Green Book, the following shall apply:

1. Permanent dead-end streets.

a) These streets are allowed as follows:

1) Where the potential number of dwelling units to be served by the street (as determined by the proposed development plan or applicable zoning district) does not exceed twenty-five (25) and where the street centerline length does not exceed six-hundred sixty (660) feet (measured from the center of the intersecting street to the center of the turnaround), or

2) Where the potential number of dwelling units to be served by the street (as determined by the proposed development plan or applicable zoning district) does not exceed sixty (60) and where the street centerline length does not exceed one thousand five hundred (1,500) feet (measured from the center of the intersecting street to the center of the turnaround), and where emergency access locations and facilities, acceptable to the commission, are provided.

b) Permanent dead-end streets shall be provided at the closed end with a turnaround having a paved roadway with an outside edge radius of at least fifty (50) feet and a right-of-way with a radius of at least sixty (60) feet. Lane widths for turnarounds shall be fourteen (14) feet for one-way traffic, and twenty (20) feet for two-way traffic. The unpaved center of a turnaround may be landscaped if provisions for non-county maintenance are provided. Such streets are to be signed as no outlet streets.

2. Temporary dead-end streets are allowed when future development is anticipated provided that a stabilized surface at the end of such streets is installed allowing for vehicles to turn-around area meeting the requirements of the County Engineer for design, maintenance and removal. However, no temporary dead-end street in excess of six-hundred and sixty (660) feet may be created unless no other practicable alternative is available.

(8) *Reconstruction.*

a. Priorities. Notwithstanding the provisions in the Green Book, the

road improvement priority policy adopted by the commission shall apply.
(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-525. Roadside design.

(a) *Drainage.*

(1) *Ditches.*

a. Bottom width--3' minimum (V-bottom allowed where equivalent capacity is provided).

b. Depth--2' minimum (below shoulder).

c. Front slope--4:1 maximum.

d. Back slope--3:1 maximum.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-526. Reserved.

Sec. 13-527. Work site safety.

The work site safety standards of the Green Book shall apply to activities being performed by private entities (owners and contractors) on existing or proposed roads used by the public.
(Ord. No. 96-23, § 9, 12-16-96)

Secs. 13-528--13-540. Reserved.

DIVISION 3.

RESERVED

Secs. 13-541--13-550. Reserved.

DIVISION 4.

SUBDIVISION STANDARDS

Sec. 13-551. Design.

(a) *Block standards.* The following standards shall be observed for the design of blocks (lot grouping) in non-exempt subdivisions.

(1) *General considerations.* The lengths, widths and shapes of blocks shall be

determined with due regard to:

- a. Provision of adequate building sites suitable to the special needs of the type of use proposed.
- b. Zoning requirements as to required lot areas and dimensions.
- c. Need for convenient access, circulation, control and safety of street traffic.
- d. Opportunities and limitations of topography.

(2) *Residential block length.* In general, intersecting streets which determine block length shall be provided at such intervals as necessary to meet existing street patterns, topography, and requirements for safe and convenient vehicular and pedestrian circulation. Generally, blocks should not be less than two hundred (200) feet, or more than two thousand (2,000) feet, in length, unless no other practicable alternative is available.

(3) *Non-residential block length.* Blocks intended for non-residential uses shall be of such length, width and other design as the commission finds necessary for the proposed use, including adequate provisions for off-street parking, loading and unloading, and limitations and control of vehicular access points to adjacent streets.

(4) *RVPUD.* Blocks, sections or areas within the RVPUD shall contain only one (1) class of RV sites.

(b) *General lot/parcel standards.*

(1) *Minimum lot/parcel size.* The following standards shall be adhered to for the design of lots in subdivisions.

a. *Minimum area.* Subject to other provisions of this chapter, all lots or parcels in the respective land use zones shall have at least the amount of acreage or square footage indicated in Table 13-551A.

b. *Minimum width.* Table 13-551A indicates the minimum lot widths, at the front setback line, that are required in each land use zone. Notwithstanding the lot width at the setback line, no lot shall be less than 25 feet in width at the street or easement right-of-way line.

TABLE 13-551A MINIMUM LOT/PARCEL SIZE and WIDTH					
Zone	Minimum Lot/Parcel Size	Minimum Lot/Parcel Width (ft.)	Zone	Minimum Lot/Parcel Size	Minimum Lot/Parcel Width (ft.)
CV	none	none	R4C*	10,890 s.f.	60
AG	10 acres	330	R6M*	7,260 s.f.	50
AC	none	none	R6C*	7,260 s.f.	50

RR5	5 acres*	225	CN	7,500 s.f.	50
RR5C	5 acres*	225	CL	10,000 s.f.	75
R2.5	2.5 acres*	165	CH	15,000 s.f.	100
RR2.5C	2.5 acres*	165	CR	1 acre	200
RR1	1 acre*	100	ID	1 acre	150
RR1C	1 acre*	100	REC	none	none
R2M	21,780 s.f.*	75	PIE	none	none
R2C	21,780 s.f.*	75	RPUD	none	none
R4M	10,890 s.f.*	60	RVPUD		
			Class A Class B	3,000 s.f. none	40 none

* Adjustment. To provide the maximum gross density allowed by Article III. Land Use, minimum lot/parcel size requirements indicated on this table may be reduced by fifteen (15) percent within non-exempt subdivisions in the residential land use zones.

(2) *Subdivision of non-residential land.*

i. *Commercial/industrial/institutional parcels without shared infrastructure.* Parcels of land which have commercial, industrial, or institutional land use and zoning; and do not share infrastructure with other parcels, may be subdivided into one or more parcels, lots, tracts, etc., each recognized as a separate legal parcel for purpose of transfer of title, without platting. Each parcel must be capable of providing its' own infrastructure such as drainage, and potable water and sewer. Direct access of each parcel to a paved County maintained road is required, but such access will not constitute shared infrastructure. A master plan and memorandum of agreement addressing access, driveways, etc. must be approved by the board and filed for record in the public records of Sumter County. Each such parcel created must comply with all relevant requirements of this chapter, such as location, size, access requirements and setbacks which are not in conflict with the memorandum of agreement. Plans for development permits for each parcel must be submitted in accordance with relevant provisions of this chapter.

ii. *Commercial/industrial/institutional parcels with shared infrastructure.* Parcels of land which have commercial, industrial, or institutional land use and zoning; and share infrastructure, such as common drainage, access, utilities and easements with other parcels, may be subdivided into one (1) or more parcels, lots, tracts, etc., each recognized as a separate legal parcel for purpose of transfer of title, without platting. A master plan and memorandum of agreement addressing provision of roads, drainage, potable water and wastewater, and permanent maintenance of such infrastructure, must be approved by the board and filed for record in the public records of Sumter County. Each such parcel created must comply with the approved memorandum of agreement and all relevant requirements of this chapter, such as location, size, access requirements and setbacks which are not in conflict with the memorandum of agreement. Plans for development permits for each parcel must be submitted in accordance with

relevant provisions of this chapter.

(c) *Lot/tract standards in non-exempt subdivisions:*

(1) *Street Access.* Each lot created and intended for occupancy shall either abut on a road in the county or state system of maintained roads, or abut on a private road, constructed and maintained to county standards, which connects to such county or state roads. The access shall be of such a nature as to permit reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

(2) *Usable width.* No parcel may be created that is so narrow or otherwise so irregularly shaped that it would be impracticable to construct on it a building that 1) could be used for purposes that are permissible in that land use zone, and 2) could satisfy any applicable setback requirements for that district.

(3) *Separation.* Consideration shall be given to lot orientation with respect to the separation of incompatible land uses. Residential lots which face commercial or industrial areas, or which face major streets shall be avoided if practicable. Mixed uses within a town center or RPUD are encouraged.

(4) *Corner lots.* Corner lots shall be of sufficient size to permit compliance with the required minimum setbacks from all property lines which abut streets or easements.

(5) *Lot lines.* When possible, side lot lines shall be at right angles to straight street center lines and radial to curved center lines. When possible, rear lot lines shall be straight lines. Each lot/site property line shall be clearly defined by permanent visible markers.

(6) *Double lot frontage.* Double lot frontage shall only be permitted where it shall be found necessary to separate a development from arterial streets or collectors or to overcome specific disadvantages of topography, orientation and property size. Access will be provided via the roadway of lesser classification.

(7) *Minimum buildable depth.* Lots created after the effective date of this chapter shall, as a minimum, conform to lot area and width requirements set forth for the land use zone in which the development is located. Except for PUDs, no lot shall have a buildable area of less than thirty (30) feet between the front and rear, and side setback lines.

(8) *Remnants.* All portions of the property being subdivided shall be placed in lots, streets or tracts so that remnants and landlocked areas are not created. If remnants of land do appear during the design process, and have no apparent future use which can be properly controlled, they shall be incorporated into the lots of the proposed design.

(9) *Area above high water.* As a minimum, the proposed lotting design shall provide for all lots to have a contiguous natural ground area, above the seasonal high-water elevation, of one-half (1/2) acre or the minimum lot size required by the applicable land use zone, whichever is less.

(10) *Useable area.* All lots/parcels/sites shall provide stable and dry structure and parking areas of sufficient size to accommodate the proposed use.

(11) *RVPUD.* All Class A RV sites shall be located on a park roadway constructed and maintained to minor local road standards.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Secs. 13-552--13-560. Reserved.

DIVISION 5.

ON-SITE TRAFFIC CIRCULATION AND ACCOMMODATION STANDARDS

Sec. 13-561. Design standards.

The following general standards for on-site traffic circulation, parking, loading/unloading and storage areas shall apply to all development.

(a) *General.*

(1) *Interior roads.*

a. Within unsubdivided developments, all private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. Width of roads, use of curb and gutter, and paving specifications shall be determined by the provisions of this division and other sections of this chapter.

b. Whenever a road in an unsubdivided development connects two (2) or more county or state maintained roads in such a manner that any substantial volume of through traffic is likely to make use of that road, such road shall be constructed in accordance with the standards applicable to subdivided development roads and shall be dedicated to the public. In other cases when roads in unsubdivided developments are constructed in accordance with the specifications for subdivided development streets, the commission may accept an offer of dedication of such streets.

(2) *Parking areas.*

a. Generally, vehicle accommodation areas shall be designed so that vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of driveways that serve one (1) or two (2) dwelling units, or to areas that provide on-street parking, although backing onto arterial streets is discouraged.

b. Vehicle accommodation areas for all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.

c. Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public rights-of-way. Such areas shall also be designed so that vehicles do not tend to bump against or damage any wall, vegetation, or other obstruction.

(3) *Circulation.* Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.

(b) *Parking.*

(1) *Scope.* Parking lot design includes, but is not necessarily limited to, arrangement of spaces, width of aisles and access drives; width, length and angle of spaces; curbs, etc. and shall be as specified in this subsection.

(2) *Aisle widths.* Parking area aisles shall provide safe and convenient access to parking spaces and their minimum widths shall conform to Table 13-561A, which varies the width requirement according to the angle of parking.

TABLE 13-561A PARKING AISLE WIDTHS (in feet)					
	Parking Angle (in degrees)				
	0	30	45	60	90
One-way traffic (aisle width)	13	11	13	18	24
Two-way traffic (aisle width)	19	20	21	23	24

(3) *Number of parking spaces required.*

a. All developments in all land use zones shall provide a sufficient number of off-street parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development. The presumption established by this section is that a development must comply with the parking standards set forth in Table 13-561B to satisfy the sufficiency

requirement. However, the requirements of said table are presumptive and may be flexibly administered, as provided in this subsection. Notwithstanding the above, on-street and off-street parking spaces may be provided and the total number of spaces may be aggregated within traditional urban areas as long as the total number of spaces meets or exceeds the sum of the spaces required for each use.

b. It is recognized that, for parking space requirement purposes, it may be debatable as to what occupancy classification a given land use belongs. Therefore, the approving authority reserves the right to decide the occupancy for which the parking requirements will be met. In so doing, this authority shall consider requirements for similar uses and appropriate traffic engineering and planning data. The number of parking spaces required for uses not listed in table 13-561B shall be determined based upon requirements for similar uses and appropriate traffic engineering and planning data necessary to establish a minimum number of parking spaces based upon the principles contained herein.

TABLE 13-561B PARKING REQUIREMENTS	
Specific Use	Required Parking Spaces
Residential	
Group home, ACLF or nursing home	1 per 4 beds
Hotel or motel	1.1 per sleeping room or rental unit
Single family residential (attached or detached)	2 per dwelling unit
Commercial	
Auction house	2 per 100 square feet of gross leasable area
Bank	1 per 200 sq. ft. of floor area plus stacking lane requirements
Bowling alley	4 spaces per lane
Business school	1 per 500 sq. ft. of floor area plus 0.8 spaces per student enrolled
Convenience store	1 per 200 sq. ft. of gross leasable area
Commercial, shopping centers and general retail independently located	1 per 250 sq. ft. of gross leasable area
Flea market, open or closed	1 per 100 sq. ft. of gross leasable area
Golf driving range	1 space per tee
Movie theaters	1 space per 3 seats
Offices, medical and dental clinics, veterinary clinics, professional offices	1 per 250 sq. ft. of gross floor area
Restaurant, bar, cocktail, lounge, or fast food	1 per 125 sq. ft. of gross leasable area, or 1 per 2.5 seats, which ever is greater, plus stacking lane requirements
Vehicle repair service/shop	3 per repair bay

Warehousing, distribution, research and testing construction and contractor's yards, storage	1 per 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft., and 1 per 2,000 sq. ft. of gross floor area in excess of 20,000 sq. ft.
Industrial use, manufacturing	1 per 750 sq. ft of gross floor area devoted to manufacturing
Warehousing--Mini storage	5 spaces, if office is provided
Public, Institutional	
House of worship or place of assembly	1 per 3 sanctuary or auditorium seats
Government office serving the public	1 per 100 sq. ft. of gross leasable area
Institutional use	To be determined by specific occupancy
Private non-profit civic or social club and recreation centers	1 per 3 principal meeting room seats
Postal station	1 per 100 sq. ft. of gross leasable area

* When determination of the number of parking spaces required by this table results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

c. Mixed development.

1. Where a mixed use development is proposed, whether the mixed uses are in separate buildings within a development or in a single building, the parking standards for each proposed use shall be required, unless a reduction is granted as provided herein and except for shopping centers.

2. One (1) parking area may contain required spaces for several different uses, but except as otherwise provided in this section, the required number of spaces assigned to one use may not be credited to any other use.

d. Joint use. To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses if the following conditions are met:

1. The developer submits a parking study with sufficient data to demonstrate that hours of maximum demand for parking at the respective uses do not normally overlap.

2. The developer submits a legal agreement approved by the county attorney guaranteeing the joint use of off-street parking spaces so

long as the uses requiring parking are in existence or until required parking is provided elsewhere in accordance with the provisions of this chapter.

e. Satellite parking. If the number of off-street parking spaces required by this section cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this subsection. These off-site spaces are referred to in this subsection as satellite parking spaces.

1. All such satellite parking spaces must be located within three hundred (300) feet of a public entrance of a principal building housing the use associated with such parking, or within three hundred (300) feet of the lot on which the use is located if the use is not housed within a principal building.

2. Parcels used for satellite parking spaces must be subject to a legal agreement, provided by the developer and approved by the County Attorney, guaranteeing the use of the satellite parking spaces so long as the uses requiring such parking are in existence or until required parking is provided elsewhere in accordance with the provisions of this chapter.

3. The approving authority may allow parking within town centers to be aggregated within each such area without meeting the requirements of sections 1 and 2 above when the plan proposes an efficient and safe design.

f. Parking requirements on lots with existing buildings.

1. Notwithstanding any other provisions of this chapter, whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this chapter, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such a lot, and (iii) the parking requirements that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking, then the developer need only comply with the parking requirements to the extent feasible.

2. Whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this chapter, and (ii) the structure is proposed to be enlarged so as to require additional parking spaces, then the developer shall provide the parking requirements that are applicable as a result of the proposed enlargement.

g. Major development. Certain major developments have a substantial variability in parking demand with the result that literal application of

the standards in this section may not provide an appropriate amount of parking. In such cases, a parking study may be required to be submitted to justify the proposed parking requirement. The final decision on the amount of parking shall be by the authority, after considering the parking study along with traffic engineering and planning data appropriate to the proposed development.

h. **Parking studies.** Developments presumed to require a parking study are those where the applicant asserts that the parking requirement resulting from the application of Table 13-561B is greater than that actually needed to serve the development, or where the applicant proposes a reduction in parking spaces based on a mixed or joint use proposal. The parking study shall be designed to provide evidence of the actual parking requirement of the proposed development and prepared by an engineer with documented traffic experience. The study shall include, but is not necessarily limited to, the consideration of following:

1. Estimates of parking requirements, based on recommendations in studies such as those from ULI, ITE, or the Traffic Institute and based on data collected from uses or combination of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The report shall document the source of data used to develop recommendations.

2. The extent to which a transportation system management program and use of alternative forms of transportation lessens the parking requirement.

i. Without limiting the generality of subsection a., the approving authority may allow deviations from the parking space requirements set forth in Table 13-561B when it finds:

1. A residential development is irrevocably oriented toward the elderly, or

2. A business is primarily oriented to walk-in trade.

j. Parking for handicapped persons. Any parking area to be used by the general public shall provide suitable, marked parking spaces for handicapped persons. The number, design and location of these spaces shall be consistent with the requirements of the applicable Florida Statutes or succeeding provisions. Parking spaces required for the handicapped may be counted as part of the number of required parking spaces. All spaces for the handicapped shall be paved.

(4) *Parking space dimensions.*

a. Subject to other provisions of this section, each paved parking space shall contain a rectangular area at least twenty (20) feet long and ten (10) feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required. To encourage a reduction of paved areas, the length of standard parking spaces may be reduced to eighteen (18) feet of pavement with two (2) feet of grassed or sidewalk overhang area where a sidewalk of at least seven (7) feet is provided. Continuous curbing or wheel stops should be used at the end of the eighteen (18) foot dimension.

b. In parking areas containing twenty (20) or more parking spaces, up to fifty (50) percent of the parking spaces may contain a rectangular area of only eighteen (18) feet in length by nine (9) feet in width. If such spaces are provided, they shall be grouped together.

c. Whenever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two (22) feet by nine (9) feet.

d. For single family residential parking, each parking space shall contain a rectangular area at least eighteen (18) feet long and nine (9) feet wide.

e. Where allowed by this section, and used, each grass parking space shall provide an area 12' × 24'.

(5) *Bicycle parking.* Bicycle parking areas shall be required in all multi-family residential development of more than twenty (20) dwelling units or commercial development of more than fifteen thousand (15,000) sq. ft.

(c) *Stacking.*

(1) *Drive-up facilities.* All facilities providing drive-up or drive-through service shall provide onsite stacking lanes in accordance with the following:

a. Drive-up facilities and stacking lanes shall be located and designed to minimize turning movements relative to driveway access to streets.

b. Drive-up facilities and stacking lanes shall be located and designed to minimize or avoid conflicts between vehicular traffic and pedestrian areas such as sidewalks, crosswalks, or other pedestrian access ways.

c. Drive-up facilities shall provide a bypass lane.

d. Stacking lane distance shall be measured from the service

window to the access point on the property line bordering the furthestmost street providing access to the service window.

e. Minimum stacking lane distances shall be as follows:

1. Financial institutions shall have a minimum distance of two hundred (200) feet. Two (2) or more stacking lanes may be provided which together total two hundred (200) feet.

2. All other uses shall have a minimum distance of one hundred twenty (120) feet.

f. Alleys or driveways in or abutting areas designed, approved, or developed for residential use shall not be used for circulation of traffic for drive-up facilities.

g. Where turns are required in the exit lane, the minimum distance from any drive-up station to the beginning point of the curve shall be thirty-five (35) feet. The minimum inside turning radius shall be twenty-five (25) feet.

h. Construction of stacking lanes shall conform to the applicable requirements of Appendix 13-D.

(d) *Loading and unloading areas.*

(1) *Required.* Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided in accordance with this sub-section to accommodate the delivery or shipment operations in a safe and convenient manner.

(2) *Size.*

a. Loading and unloading areas must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use the area, given the nature of the development. Table 13-561C indicates the number and size of spaces that, presumptively, satisfy the standard set forth in subsection (1). However, the approving authority may require more or less loading and unloading area if reasonably necessary to satisfy the foregoing standard.

TABLE 13-561C OFF-STREET LOADING/UNLOADING REQUIREMENTS	
Land Use Type	Space Requirements
Offices, financial institutions and hotels/motels uses	1 space for the first 75,000 sq. ft. of gross floor area and 1 space for each additional 25,000 sq. ft.

Commercial uses	1 space for the first 10,000 sq. ft. of gross floor area and 1 space for each additional 20,000 sq. ft.
Industrial uses	1 space for each 10,000 sq. ft. of gross floor area

b. All loading/unloading spaces shall meet the following minimum size requirements:

1. When normal delivery/pickup of merchandise and materials is via trucks not exceeding two (2) tons in load capacity twelve (12) feet by thirty (30) feet, and overhead clearance of fourteen (14) [feet] from ground.

2. When normal delivery/pickup of merchandise and materials is via trucks exceeding two tons in load capacity--twelve (12) feet by sixty (60) feet, and overhead clearance of fourteen (14) [feet] from ground.

c. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities. Required loading spaces shall not be used for the storage of vehicles and/or materials.

(3) *Location.*

a. All loading/unloading areas shall be located on the same building site as the use they serve and outside of right-of-way lines.

b. Loading/unloading areas shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way, and complete the loading and unloading operations without obstructing or interfering with any public right-of-way or parking aisle.

(4) *Exemptions.*

a. Lots with existing buildings.

1. Notwithstanding any other provisions of this chapter, whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this chapter, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such a lot, and (iii) the loading and unloading requirements of this subsection that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for such, then the developer need only comply with the loading/unloading

space requirements to the extent feasible.

2. Whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this chapter, and (ii) the structure is proposed to be enlarged so as to require additional unloading and unloading spaces pursuant to this subsection, then the developer shall provide the unloading and unloading requirements of this subsection that are applicable as a result of the proposed enlargement.

(5) *Maintenance.* The continued provision of the required loading space shall be the responsibility of the property owner and occupant as long as the use requiring loading/unloading facilities continues. No off-street loading/unloading shall be altered or discontinued except in accordance with this chapter.

(e) *Storage areas.* Sufficient on-site storage areas, exclusive of the required parking and loading/unloading areas, shall be provided for the use.

(f) *Vehicle accommodation area surfaces.*

(1) *Paved surface.*

a. Vehicle accommodation areas that (i) include lanes for drive-in windows or (ii) contain parking areas where twenty (20) or more parking spaces are required, which are used regularly at least five (5) days per week, shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in Appendix 13-D. In addition, any driveway serving the vehicle accommodation area from a public road shall be paved between the edge of the street pavement and the vehicle accommodation area.

b. Parking spaces in areas surfaced in accordance with subsection a. shall be appropriately demarcated with painted lines or other markings.

(2) *Stabilized surface.* Vehicle accommodation areas that are required to have more than ten (10) but less than twenty (20) parking spaces, which are used regularly at least five (5) days per week, and which are not provided with the type of surface specified in subsection (1) shall be graded and stabilized with crushed stone, gravel, or other suitable material (as provided in the specifications set forth in Appendix 13-D) to provide a surface that is stable and will help to reduce dust and erosion. The defining of the perimeter of such parking areas by bricks, stones, railroad ties, or other similar devices is encouraged. In addition, any driveway serving the vehicle accommodation area from a public road shall be stabilized between the edge of the street pavement and the vehicle

accommodation area.

(3) *Grass surface.* Parking lots that have grass or natural ground parking spaces shall not use the area of unpaved spaces in calculations to meet minimum requirements for buffers, landscaping or storm water retention. Retention area requirements shall be based on the assumption that all spaces are paved. An allowable alternative is reservation of an area to accommodate additional retention capacity necessitated by the paving of these spaces.

(g) *Pedestrian and bicycle facilities.*

(1) *Pedestrian facilities.*

a. In unsubdivided medium and major residential development, except where pedestrians have access to a road that serves not more than twenty (20) dwelling units, sidewalks shall be provided linking dwelling units with public streets and on-site activity centers such as parking areas, laundry and recreation facilities, etc.

b. Sidewalks required by this subsection shall have a minimum width of four (4) feet and be constructed of concrete in accordance with the specifications set forth in Appendix 13-D, except that the approving authority may require additional sidewalk width. It may also permit the installation of walkways constructed with other suitable materials when it concludes that:

1. Such walkways would serve the residents of the development as adequately as concrete sidewalks; and

2. Such walkways would be more environmentally desirable or more in keeping with the overall design of the development.

c. *Other pedestrian ways.* Pedestrian walkways within the development shall be required in all developments of regional impact, Florida quality developments, and planned unit developments that achieve fifty (50) percent or more of the DRI/FQD threshold for the county. In addition, where the commission finds that a means of pedestrian access is necessary between a development and schools, parks, playgrounds, transportation or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to streets, the developer may be required to reserve an unobstructed easement of at least ten (10) feet in width to provide such access.

(2) *Bike paths.*

a. DRI's. Bike paths shall be provided in all developments of regional impact, Florida Quality developments, and planned unit developments that achieve fifty (50) percent or more of the DRI/FQD threshold for the county.

b. Design/construction. The American Association of State Highway and Transportation Officials "Guide for the Development of New Bicycle Facilities", 1981 shall be used as a guide in the design and construction of bike paths.

(h) *RVPUD*

(1) *Roadways.*

a. Park access. Access to parks shall be designed to minimize congestion and hazards at their entrance or exit and allow free movement of traffic on adjacent public streets. All traffic into or out of the park shall be through such entrance and exits, and direct access from any RV site to abutting public streets shall not be permitted.

b. Site access. All parks shall provide safe and convenient vehicular access, via an approved park roadway from abutting public streets to each Class "A" or "B" site and to parking areas for tent sites. Each space intended for use by wheeled units shall be provided convenient vehicular ingress and egress from internal roadways. Roadways within a park shall be private, but will be designed, constructed and maintained in accordance with the following requirements:

c. Road classification. Classification of roads within the park shall be according to their function and use;

d. Road design standards.

1. The minimum right-of-way width and lane widths specified in Table 13-561D shall be provided.

TABLE 13-561D MINIMUM ROAD RIGHT-OF-WAY AND LANE WIDTHS IN RVPUD ZONES				
Road Classification	Right-of-Way Width (in feet)		Lane Width (in feet)	
	One way	Two way	One way	Two way
Primary road	35	50	12	10
"A" road	30	40	11	9
"B" road	25	30	10	8

2. RVPUD roads shall conform to the following minimum requirements:

a) Roads accessing Class "A" sites.

1) These roads shall be constructed as specified in section 13-528.

2) One way traffic patterns will only be allowed for streets which do not exceed six-hundred and sixty (660) feet in length and which do not serve more than thirty (30) RV sites. RV parks having any one-way traffic patterns shall clearly mark such roads as to internal circulation and direction of travel.

b) Roads accessing Class "B" sites.

1) These roads shall be constructed with a smooth, hard and dense surface.

2) One way traffic patterns will only be allowed for streets which do not exceed thirteen-hundred twenty (1320) feet in length and which do not serve more than eighty (80) RV sites. RV parks having any one-way traffic patterns shall clearly mark such roads as to internal circulation and direction of travel.

c) Dead-end roads not exceeding three hundred thirty (330) feet in length shall be permitted, however, any such road shall terminate with a cul-de-sac whose radius to the inside lane edge-of-pavement is not less than fifty (50) feet, and shall be signed as a dead end road.

d) Roads and campsites shall be designed so that parking, loading, and maneuvering of automobiles or RVs, incidental to parking, shall not necessitate the use of any public street or right-of-way or any private property not a part of the RV park.

e. Space locations. RV and tent spaces shall be so related to pedestrian ways and principal destinations within the park as to provide for convenient pedestrian access to such destinations by the pedestrian systems.

(2) *Vehicle accommodation areas.*

a. Parking spaces required. There shall be at least three (3) off-street parking spaces designated in the RV park for each two (2) camping sites. No permanent vehicle parking space shall be permitted within the right-of-way of the RV park's roadways, but shall either be provided on each RV site or in an area specified for common vehicle parking. Vehicle parking areas shall provide a stabilized, smooth and dense surface.

b. Tent sites. Parking spaces for tent sites shall be provided within three-hundred (300) feet of such sites except where such parking would result in excessive destruction of trees or other vegetation.

(3) *Park facilities locations.*

a. Accessory structures and buildings for park operations such as maintenance shops, laundry room and dump stations, and recreational facilities for exclusive use of park residents shall be oriented to the interior of the RV park, if feasible, and present no visible evidence, from outside the park, of a commercial nature.

b. Interior areas, or screened exterior areas, may be used for group or individual storage buildings for exclusive use of PUD occupants and for storage of RVs.

c. The required commercial development in RVPUDs not in a commercially designated area on the Future Land Use Map shall be oriented to the interior of the RV park, if feasible.

(i) *Flexibility in administration required.* The commission recognizes that, due to the uniqueness of any given development, that inflexible application of the on-site traffic circulation and accommodation areas standards set forth in this section may result in a development either with inadequate provisions or provisions in excess of its needs. Therefore, the approving authority may permit deviations from the presumptive requirements herein and may require more or less improvements whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection (a). Whenever the approving authority allows or requires a deviation from the presumptive on-site traffic circulation and accommodation areas standards set forth in this section, it shall enter into the approval the requirements that it imposes and the reasons for allowing or requiring deviation.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Secs. 13-562--13-570. Reserved.

DIVISION 6.

UTILITIES STANDARDS

Sec. 13-571. General design.

(a) *Adequate systems required.* Adequate public or private utility systems for proposed development shall be designed and built by the developer, individual lot owner or utility company, at no cost to the commission unless approved otherwise. All design features shall be subject to the approval of the county engineer and other regulatory agencies, as applicable.

(b) *Lots served by central public facilities.* Whenever it is legally possible and practicable in terms of topography and distance to connect a parcel with the facilities of a governmental, private not-for-profit or public service

commission regulated water or sewer utility, such connection is encouraged.

(c) *Utilities to be consistent with internal and external development.*

(1) *Future extension.* Whenever it can reasonably be anticipated that utility facilities constructed in one development will be extended to serve other adjacent or nearby developments, such utility facilities (e.g., water or sewer lines) shall be located and constructed so that extensions can be made conveniently and without undue burden or expense or unnecessary duplication or service.

(2) *Interference.* All utility facilities shall be constructed in such a manner as to minimize interference with pedestrian or vehicular traffic and to facilitate maintenance without undue damage to improvements or facilities.

(d) *Easement design.*

(1) *Required.* Easements for all utilities may be required and shall generally be centered on rear and side lot lines and be at least the minimum required in this section for the utility. When necessary to form a continuous right-of-way or easement, a utility easement may be required across lots and shall also be at least the minimum width required. Easements of greater width may be required whenever necessary.

(2) *Ownership.* In any case in which a developer installs or causes the installation of water, sewer, electric power, gas, telephone, or cable television facilities and intends that such facilities shall be owned, operated, or maintained by a public utility or any entity other than the developer, the developer shall transfer to such utility or entity the necessary ownership or easement rights to permit the operator to operate and maintain such facilities. All such required easements shall be provided by the developer, at no cost to Sumter County, unless approved otherwise by the commission.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-572. Water supply.

(a) *Design.*

(1) *Water supply system required.* Every principal use and every lot within a non-exempt subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable regulations of state agencies. Systems shall consist of individual wells, or central systems (public or private) designed by an engineer and approved by the county engineer and applicable agencies.

(2) *Level of service standards.* The following levels of service for potable water, as adopted in the comprehensive plan, shall be used for concurrency

management. Development activities shall not be approved unless there is sufficient available capacity to meet the concurrency requirements of Article II, Division 10.

- a. The average daily flow rate shall not be less than one hundred sixty-nine (169) gallons per capita per day.
- b. The maximum daily flow rate shall be calculated as two and one-half (2.5) times the average daily flow rate.
- c. The peak hour flow shall be calculated as three and one-half (3.5) times the average daily flow rate.

(3) *Water supply wells.*

a. Public supply well. All public supply well locations shall be reviewed and approved by the county. Factors to be considered in reviewing a proposed well location include, but are not limited to, the following:

- 1. Point and non-point pollution sources relative to the well/wellfield location.
- 2. Aquifer vulnerability to contamination as shown in the county's DRASTIC model.

b. Individual wells. In subdivisions with individual wells, groundwater testing may be required by the commission prior to preliminary plan approval.

(4) *Reserved for water treatment.*

(5) *Reserved for water distribution.*

(6) *Water supply system approval.* Primary responsibility for determining whether a proposed water system complies with applicable state regulations lies with the Florida Dept. of Environmental Protection (DEP) or the Florida Dept. of Health and Rehabilitative Services (HRS). Whenever any such agency requires detailed construction or design drawings before giving its official approval to the proposed system, the local approving authority may rely upon a preliminary review by such agency of the basic design elements of the proposed water supply system to determine compliance sufficient for conceptual or preliminary plan approval. However, engineering plan approval for the construction of the project may be issued subject to the detailed plans and specification being reviewed and approved by the FDEP or department of health.

(7) *Mandatory connections to water supply systems.*

a. Definitions. For the purposes of this subsection, the following definitions shall apply:

1. *Available* means:

a) The water supply system and sewer system are not under a moratorium from an appropriate federal, state or local agency; and

b) A water supply and sewer distribution and collection line exists in a public or private easement or right-of-way or utility easement which abuts the property; and

c) The water supply system and sewer system shall meet all current requirements of state, federal and local regulations; and

d) The sewage system has gravity fed lines as opposed to force main lines available to the parcel, provided however, that the sewer system shall be deemed available to any non-single-family residential parcel regardless of the type of main available to the parcel.

2. *Domestic water* means water for drinking, culinary, bathing, sanitary, and other domestic purposes.

3. *Individual water supply* means a well, spring, cistern or other similar source of water and appurtenance of piped water for human consumption and other domestic purpose excluding irrigation.

4. *Irrigation* means use of water for agricultural purposes, watering lawns and plants, excluding domestic water use.

5. *Mandated water supply system* means a municipal owned water system with mandatory connection within the municipality which owns and operates said system and which is an integral part of that municipality's sewer system for purposes of metering and billing for both the water and sewer services.

6. *Sewer system* means any plant, system, facility or property used or useful or having the present capacity for future use in connection with the collection, treatment, purification or disposal of sewage, and, without limiting the generality of the foregoing definition sewer system embraces treatment plants, pumping stations, intercepting sewers, pressure lines, mains, and all necessary appurtenances and equipment and shall include all property, rights, easements and franchises relating to any such system and deemed necessary or convenient to the operation thereof.

7. *Structures* means all buildings, houses, stores, restaurants,

garages and all other facilities with bathrooms, or requiring domestic water or connection to a sanitary sewer system.

8. *Water supply system* means any plant, wells, pipes, lines, valves, meters, water main laterals, tanks, reservoirs, systems, facility, or property used or useful or having the capacity for obtaining and supplying domestic water for residential, business and industrial use.

b. Purpose. The purpose of this section is to mandate water connections, consumption and use of municipal owned, water supply systems within one hundred twenty (120) days after such a system is available.

c. Area embraced. This subsection shall be in full force and effect throughout the unincorporated area of the county.

d. Mandatory connection to water supply system. When a mandated water supply system is extended outside the incorporated boundaries of a municipality in conjunction with the extension of a municipal owned sewer system, all existing structures requiring domestic water on real property outside the incorporated boundaries of the municipality and which are required to connect to the sewer system, shall connect to the mandated water supply system within one hundred twenty (120) days after the system is made available to the structure. All new structures shall connect to the system at the appropriate stage of construction of said structure. All ordinances, rules and regulations governing said system shall govern the system as extended outside the incorporated boundaries of the municipality.

e. Cessation of individual water supply system for domestic drinking water use and mandatory consumption and use for domestic drinking water. All owners of individual water supply systems shall cease using the same for purpose of domestic water supply immediately upon the connection to the municipal owned water supply system as required by subsection (4) and shall utilize said municipal owned water supply system as the exclusive source for domestic water. The municipality through its authorized agents shall have the right to periodically enter the property to inspect for cross connections, after giving owner notice of its intent to inspect and to take necessary legal action to remove cross connections. Individual water supply systems may be used only for irrigation purposes subsequent to connection to the municipal owned water supply system.

(8) *Planned Unit development.*

a. RPUD. All RPUD developments shall provide central potable water systems for all development.

b. RVPUD.

1. All Class A and B RV sites shall provide approved connections for potable water.
2. Watering stations shall be provided in the ratio of one (1) for each fifteen (15) tent sites, or fractional part thereof, not having water provided on the campsite, and such watering stations shall be centrally located to said campsites.

(9) *Fire protection.*

a. Fire protection is encouraged in all developments, and the following developments shall provide a system of fire hydrants and fire flow within the development in accordance with the National Fire Protection Association requirements for the buildings located or intended to be located within such development:

1. Every residential development having more than twenty (20) lots of less than one-half (1/2) acre each.
2. Every commercial, industrial and institutional development of more than fifteen thousand (15,000) sq. ft.
3. All residential planned unit developments.
4. All developments, regardless of size, where the commission feels that it is necessary for public safety.

b. Where fire protection is required, the presumption established by this chapter is that to satisfy the standard set forth above, fire hydrants must be located so as not to require the laying of more than five-hundred (500) feet of hose connected to such hydrant, along the nearest public right-of-way, to the center of any buildable lot or parcel in the development. However, the commission, after consultation with the fire chief, may authorize or require deviation from this standard if another arrangement more satisfactorily complies with the standard set forth.

c. RV PUDs shall comply with all applicable fire safety requirements of the Office of State Fire Marshall, however as a minimum, one (1) standpipe for each seventy-five(75) RV sites, or fraction thereof, shall be provided.
(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-573. Sewage disposal systems.

(a) *Design.*

- (1) *Sewage disposal facilities required.* Every principal use and every lot

within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable regulations of state agencies, including Ch. 381.0065 F.S. and Ch. 10D-6 F.A.C. Sewage disposal systems shall be provided that consist of: (i) individual septic tank/drainfield, or (ii) central collection system with septic tank/drainfield, or (iii) central collection system with aerobic or higher level treatment (public or private) designed by an engineer and approved by the county engineer and applicable agencies.

(2) *Level of service standard.* Development activities shall not be approved unless there is sufficient available capacity to meet the concurrency requirements of comprehensive plan policy 4.2.1.5., and Article II, Division 10. of this chapter. The following levels of service for wastewater treatment capacity shall be used for concurrency management:

- a. One-hundred (100) gallons per capita per day, as adopted in or
- b. For existing developments already providing central sanitary sewer service, and for new developments without an existing population base and no actual flow data for an existing system, the commission may approve a lower level of service if the following criteria are met:
 1. The developer provides historical flow data from his existing in-county development, or from another development of the same magnitude and composition as the proposed development, to support a reduced level of service.
 2. The FDEP must review and approve an application for a sewer treatment plant utilizing the historical per capita flow rates.
 3. Additional expansions to approved sewer plants must update and submit historic flow data to either confirm or revise the per capita flow rates and establish the level of service for design of such additions.
 4. Upon request of the commission, development already approved for less than one hundred (100) gallons per capita per day shall provide updated historical flow data.

(3) *Wastewater system approval.* Primary responsibility for determining whether proposed wastewater facilities comply with applicable state regulations lies with the Florida Dept. of Environmental Protection (FDEP) or the Florida Dept. of Health and Rehabilitative Services (HRS). Whenever any such agency requires detailed construction or design drawings before giving its official approval to the proposed system, the local approving authority may rely upon a preliminary review by such agency of the basic design elements of the proposed sewage system disposal system to determine compliance sufficient for conceptual

or preliminary plan approval. However, engineering plan approval for the construction of the project may be issued subject to the detailed plans and specification being reviewed and approved by the FDEP or department of health.

(4) *Additional design considerations.* In addition to state agency requirements, the following design considerations shall apply:

- a. Percolation tests. Percolation tests may be required on all lands to be subdivided, as determined by the County Environmental Health Officer, FHRS or FDEP.
- b. Sewer system design. Sewer system design and construction shall comply with the requirements of the applicable rules of the American Water Works Association.
- c. Collection systems. (Reserved)
- d. Sewage treatment plants. The authority may require a buffer zone around sewage treatment plants in order to protect surrounding properties from probable nuisance caused by the operation of said plant.

(5) *Planned unit development.*

- a. Central treatment required. All PUDs shall provide central aerobic treatment sanitary sewer systems for all development.
- b. RVPUD zone.
 - 1. All Class A RV sites shall provide approved connections for sanitary sewer. Class B RV sites more than two-hundred (200) feet, by normal pedestrian routes, of toilet, washroom and bath facilities shall also provide approved sewer connections.
 - 2. Sanitary dump stations shall be provided as required in Chapter 10D-26, F.A.C. In addition, a sanitary dump station shall be separated from any camp site or public park building by a minimum distance of fifty (50) feet and shall be provided with visual barriers such as fences, walls or vegetative growth which shall effectively separate said station from the remainder of the RV park.
 - 3. No liquid waste from sinks or washing machines shall be discharged, directly or indirectly, onto the ground or into any lake, pond or storm water retention area.
(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-574. Electric power.

(a) *Design.*

(1) *Electric power required.* Every principal use and every lot within a non-exempt subdivision shall have available to it a source of electric power adequate to accommodate the reasonable needs of such use or lot. For major subdivisions, the electric utility service provider must review the proposed plans and certify to the commission that it can provide service that is adequate to meet the needs of the proposed use for every lot within the proposed subdivision.

(2) *Reserved for distribution systems.*

(3) *RVPUD.* All Class A and B RV sites shall provide approved connections for a minimum electric service of 110/115 volt AC at fifty (50) amps.
(Ord. No. 96-23, § 9, 12-16-96)

Secs. 13-575--13-590. Reserved.

DIVISION 7.

DRAINAGE AND STORM WATER MANAGEMENT STANDARDS

Sec. 13-591. General design standards.

(a) *Adequate system required.* An adequate drainage and stormwater management system for the proposed development shall be designed and built by the developer, at no cost to Sumter County unless approved otherwise by the commission. These systems may include storm sewers, inlets, manholes, culverts, bridges, water detention/retention areas and swales and the standards of this division shall be observed for the design of such systems in all developments. All design features shall be subject to the approval of the county engineer and other regulatory agencies, as applicable.

(b) *Level of service standard.* The following levels of service for drainage, as adopted in the comprehensive plan, shall be used for concurrency management. Development activities shall not be approved unless there is sufficient available capacity to meet the concurrency requirements of Article II, Division 10.

(1) For stormwater quantity, the minimum amount of stormwater required to be retained on the development property for an open basin shall be the difference in predevelopment and post development runoff of a 25-year, 24-hour storm event in Sumter County. The minimum amount of stormwater required to be retained for a closed basin shall be the runoff volume less infiltration based on the 100-year, 24-hour storm event. The characteristics of stormwater conveyed from the site should approximate the rate, volume, quality and timing that occurred on the

site prior to development. Runoff coefficients for the development shall be based on completed projects.

(2) For stormwater quality for all new development and redevelopment, all stormwater treatment and disposal facilities shall be required, as a minimum, to meet the design and performance standards required in applicable Florida Statutes and Florida Administrative Code. Best management practices, consistent with state and federal recommended standards, shall be followed to reduce pesticide and fertilizer run-off and soil erosion.

(c) *Natural drainage system utilized to extent feasible.* To the extent practicable, all development shall conform to the natural contours of the land and natural and pre-existing man-made drainage ways shall not be filled or interfered with in any way, except as approved by the commission and any other regulatory agency having jurisdiction. If in the judgment of the commission, a natural drainage way needs to be reserved in the public interest, a drainage easement of a width or to an elevation specified by the commission shall be required and reserved as a public drainage easement dedicated to the public.

(d) *Coordination and adjacent properties.*

(1) *Coordination.* Whenever practicable, the drainage system of a development shall be coordinated and compatible with the drainage systems or drainage ways on surrounding properties or streets.

(2) *Adjacent properties.* All developments shall be designed, constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of such developments. More specifically:

a. Accepted engineering practices for rainstorms of intensity, based on appropriate design intervals for the Central Florida area as specified herein, shall be used.

b. No development may be constructed or maintained so that such development unreasonably impedes, blocks or obstructs the natural (pre-development) flow of water from adjacent properties to or across such development, thereby causing substantial damage to such adjacent properties.

c. No development may be constructed or maintained so that surface waters from such development are collected and channeled onto adjacent properties at such locations or at such volumes as to overload the natural drainage of an adjoining area or cause substantial damage to such lower adjacent properties. To achieve this end, each developer/owner shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

(e) *Developments must drain properly.*

(1) *No on-site flooding.* All development (including lots, streets, and other public areas) shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the development site. Surface water shall not be regarded as unduly retained if:

- a. The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or storm water runoff control plan; or
- b. The retention is not substantially different in location or degree than that experienced by the development site in its predevelopment stage, unless such retention presents a danger to health or safety.

(f) *Other agencies approvals.* Site permits shall not be issued until applicable permits or exemptions have been obtained from other local, state and federal agencies with jurisdiction to regulate drainage and storm water management.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-592. Other design considerations.

(a) *General.*

(1) *Design standards.* The stormwater management system shall be designed:

- a. For performance, long life, low maintenance costs and ease of maintenance.
- b. So that each phase of a development is capable of functioning independently of other phases.
- c. So that all detention and retention basins, except natural water bodies used for this purpose, are freely accessible for maintenance from streets or other public access ways.

(2) *Prohibited discharge.* No surface water shall be channeled or directed into sanitary sewers. No surface water shall be channeled or directed into sinkholes, wetlands, or other water bodies (permanent or ephemeral) unless reasonable assurance is given that such surface water meets state water quality standards.

(3) *Lot line conflicts.* To the extent practicable, lot boundaries shall be made to coincide with natural and preexisting man made drainage ways within subdivisions to avoid the creation of lots that can be built upon only by altering

such drainage ways.

(b) *Drainage easements.* An easement for drainage, when required, shall be of such width as is necessary to permit proper construction and maintenance of the facility. However, the following are minimum widths for drainage easements:

- (1) For lot line swales--Fifteen (15) feet.
- (2) For minor channels (top channel width not greater than ten (10) feet)--Top channel width plus twenty-five (25) feet on one side and ten (10) feet on the other.
- (3) For storm sewer lines--Ten (10) feet.

(c) *Swales.*

(1) *Roadway swales.*

a. All roadway swales incorporated in the drainage design shall be within the road R/W and drainage easements for such swales shall not be allowed across front, side or rear of lots.

b. Roadway swales may be designed to convey storm water from developed areas to retention/detention areas. Upon specific approval, swales in well drained soils may also be used to retain stormwater (ditch blocks, etc.) where the swale bottom is measurably (two-foot minimum) above the seasonal high water table.

(2) *Lot line swales.* Lot line swales may be designed to convey storm water from developed areas to roadway swales and retention/detention areas but not to retain/detain storm water.

a. Swales may be part of lots or parcels planned for development provided they are identified on the development plat as easements dedicated to the public for drainage purposes. Such swales, when part of a lot or parcel in private ownership, shall be dedicated to the public but not accepted or maintained by the county.

b. Those swales of regular and sufficient size to provide for mechanized maintenance (equipment operations) and which are a recorded tract dedicated to the public may be accepted and maintained by the county upon commission approval.

(3) *Bio-swales.* Where required by this chapter, bio-swales shall be designed using the best management practices of the Southwest Florida Water Management District.

(d) *Detention/retention areas.*

(1) Safety considerations.

- a. Side slopes shall be constructed and maintained for public safety.
- b. Where warranted, these areas shall be fenced for public safety.

(e) *Waterways.* The following regulations, together with other applicable county, state and federal regulations and permits, shall be observed.

(1) *Demonstrated need required.* Canals shall not be permitted in proposed development or redevelopment unless clear and specific demonstration of public benefit is provided. Such need should be related to flood control, water quality management, and/or resource management.

(2) *Standards.*

a. Continuous circulation. Waterway development shall be designed so as to provide for the continuous circulation of water within its network of canals. Dead end canals are prohibited.

b. Width. Canal right-of-way shall be a minimum of sixty (60) feet, however said right-of-way shall be of sufficient width to provide a twenty-five (25) feet maintenance strip on each side of the waterway. The canal shall be constructed to a minimum width of ten (10) feet measured between the inside of the bank toes at normal water level.

c. Depth. Waterways shall have a minimum depth of six (6) feet at seasonal low water level.

d. Side Slopes. Waterway side slopes shall not be steeper than three (3) feet horizontal to one (1) foot vertical.

e. Ingress/egress. Adequate provisions shall be made on the plat or through conveyance documents for right of ingress/egress for maintenance purposes. There shall be no docks, fences or other barriers projected into any canal which will substantially impair navigation. Permits shall be obtained from all government agencies with jurisdiction for any dock, fence, etc.
(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Secs. 13-593--13-600. Reserved.

DIVISION 8.

FLOODPLAIN AND FLOODWAY OVERLAY ZONES STANDARDS

Sec. 13-601. Design standards.

The development standards of this division shall apply to all areas of floodplain and floodway overlay zones (see Section 13-309) within the unincorporated area of Sumter County.

(a) *Development permits.* No development approval or permit may be issued for any development within a floodplain or floodway until the issuing authority has reviewed the plans for any such development to assure that:

(1) The proposed development is consistent with the need to minimize flood damage, and

(2) All public utilities and facilities such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage, and

(3) Adequate drainage is provided to minimize or reduce exposure to flood hazards, and

(4) All necessary permits have been received from those agencies from which approval is required by federal or state law development permit requirements.

(b) *Provisions for flood hazard reduction in floodplain and floodway overlay zones.*

(1) *Floodplain overlay zones.* In all floodplain overlay zones, all new construction and substantial improvements shall adhere to the following provisions:

a. *General.*

1. Development proposals shall be consistent with the need to minimize flood damage.

2. All subdivision development proposals shall have adequate drainage provided to reduce exposure to flood hazards.

3. Base flood elevation data shall be provided for proposed subdivision and other development which is greater than five (5) lots or five (5) acres.

4. No development shall be allowed that poses a

significant threat of releasing harmful quantities of pollutants to surface waters during flooding.

b. *Filling.* Any filling within a floodplain overlay zone, as defined in section 13-309, so as to cause displacement of the base flood shall be mitigated, except as provided below, by providing on the same parcel on which the filling occurs, and within the same overlay zone, an excavation of a volume at least equal to the base flood displaced or by obtaining a FEMA Letter of Map Revision (LOMR). Excavation below the seasonal high water table may not be used in the volume computation.

1. Lawful parcels of record on February 3, 1992 of one-half (1/2) acre or less in area shall be exempt from the requirements of this section provided the only displacement of the base flood is that required for the principal structure, and drainfields constructed to comply with Chapter 10D-6, F.A.C.

2. Filling within overlay zones that are part of a development with an approved unified drainage system shall be allowed without compensating excavation, provided the unified system results in no net loss in base flood storage capacity, and provided the base flood is only raised within overlay zones completely with the development.

c. *General construction.*

1. Development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

2. New construction and substantial improvements, including underground storage tanks, shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

3. New construction or substantial improvements shall be constructed with materials and equipment that are resistant to flood damage, and by methods and practices that minimize flood damage;

4. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5. No lot or parcel shall be filled to partially or fully achieve the base flood elevation where such filling results in fill slopes steeper than 6:1 when terminated at a distance less than ten (10) feet from adjoining R/W or property lines, or where by such filling, the stormwater management provisions

of this chapter are violated.

6. Elevated buildings. Should solid foundation perimeter walls be used to elevate a structure, fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls. Designs for complying with these requirements must either be certified by an engineer or architect or meet the following minimum criteria;

a) Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding; and

b) The bottom of all openings shall be no higher than one (1) foot above grade; and,

c) Openings may be equipped with screen, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions, and

d) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited to storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator); and

e) The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.

d. *Residential construction.*

1. New construction or substantial improvement of, or addition to, any residential structure, including placement of mobile homes and park trailers, shall have the lowest habitable floor, including basement, elevated no lower than the level of the base flood elevation.

2. Mobile homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.

3. Electrical, plumbing, and other utility connections are prohibited below the base flood elevation.

e. *Non-residential construction.*

1. New construction or substantial improvements of any commercial, industrial, or non-residential structure shall have the lowest floor, including basement, elevated no lower than the level of the base flood elevation; or the building must be designed and constructed so that, below the flood protection elevation, the structure and attendant utility facilities are water tight with walls substantially impermeable to the passage of water, and structural components have the capability of resisting the effects of a regulatory flood. The design must take into account flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effect of buoyancy, and impacts from debris.

2. Flood proofing measures must be operable without human intervention and without an outside source of electricity.

3. For all construction below the flood protection elevation, an engineer or architect shall certify to the Building Official that the standards of subsections 1. and 2. are satisfied.

4. Regulated materials. The floors of all buildings or other structures, and the ground areas used for loading or unloading, storing, treating or disposing of EPA regulated materials must be above the 100-year flood elevation.

f. *Utility systems.*

1. Water systems. New and replacement water supply systems shall be designed, constructed and maintained to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

2. Sanitary sewer.

a) New and replacement sanitary sewage systems shall be designed, constructed and maintained to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

b) On-site waste disposal systems shall be located and constructed to Chapter 10D-6, F.A.C., requirements to avoid impairment to them or contamination from them during flooding.

g. *Recreational vehicles.* Recreational vehicles placed on sites (not including non-occupied recreational vehicles stored in storage areas) within the A zone on the community's FIRM shall comply with the following:

1. All RVs with attached enclosed living area, and said

attached area, shall be elevated so that the lowest floor is at or above the base flood elevation and anchored to meet the requirements of Appendix 13-E.

2. All park trailers, and enclosed living areas attached to park trailers, shall be elevated so that the lowest floor is at or above the base flood elevation and anchored to meet the requirements of Appendix 13-E, except when on the site for fewer than forty-five (45) consecutive days, in which case the park trailer shall be fully licensed and ready for highway uses.

(2) *Floodway overlay zones.* Located within areas of special flood hazards are areas designated as floodways. Because the floodway overlay zone is an extremely hazardous area due to the velocity of flood waters which carry debris and potential projectiles, and has erosion potential, the following provisions shall apply:

a. *Velocity of the regulatory flood.* The velocity of the regulatory flood must not be adversely altered on any watercourse. Encroachments, including fill, new construction, substantial improvements and other development are prohibited unless certification (with supporting technical data) by an engineer is provided demonstrating that the proposed encroachments shall not result in any increase in flood levels, or increase in velocity, during occurrence of the base flood discharge. If this subsection is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of subsection (a).

b. *Mobile homes.* No mobile homes or recreational vehicles shall be placed in a floodway zone, except in an existing mobile home or RV park or subdivision, and then only to replace preexisting mobile homes or RVs. Anchoring and elevation standards of this chapter shall be met for such replacements.

(3) *Declaration of public nuisance.* All development located or maintained within any Area of Special Flood Hazard after March 15, 1982 in violation of the flood damage prevention regulations contained in this chapter is hereby declared a public nuisance per se.

(c) *Standards for streams without established base flood elevations and/or floodways.* Located within the floodplain overlay zones established in section 13-309, where small streams exist but where no base flood data has been provided or where no floodways have been provided, the following provisions apply;

(1) *No encroachments.* No encroachments, including fill material or structures shall be located within a distance of the stream bank equal to four (4) times the width of the stream at the top of bank or within twenty (20) feet each side from top of bank, whichever is greater, unless certification by a registered professional engineer is provided demonstrating that such encroachments shall

not result in any increase in flood levels during the occurrence of the base flood discharge.

(2) *New construction.* New construction or substantial improvements of structures shall be elevated or flood-proofed to elevations established in accordance with section 13-602.

(d) *Standards for areas of shallow flooding (AO Zones).* Located within the floodplain overlay zones established in section 13-309 are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In such locations, the following provisions apply:

(1) *Residential structures.* All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to or above the depth number (in feet) specified on the Flood Insurance Rate Map, above the highest adjacent grade. If no depth number is specified, the lowest floor, including basement, shall be elevated, at least two (2) feet above the highest adjacent grade.

(2) *Non-residential structures.* All new construction and substantial improvements of non-residential structures shall;

a. Have the lowest floor, including basement, elevated to the depth number (in feet) specified on the Flood Insurance Rate Map, above the highest adjacent grade. If no depth number is specified, the lowest floor, including basement shall be elevated at least two (2) feet above the highest adjacent grade, or;

b. Together with attendant utility and sanitary facilities be completely flood-proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-602. Acknowledgment, warning and disclaimer of liability.

(a) *Acknowledgment.* Prior to issuance of a permit for development within the floodplain, the property owner shall be required to execute an affidavit acknowledging his/her knowledge that subject development is within the floodplain.

(b) *Warning and disclaimer of liability.* The degree of flood protection required by the standards of this division is considered reasonable for regulatory

purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may also be increased by man-made or natural causes. Consequently, these regulations do not imply that land outside the floodplain and floodway overlay zones, or uses permitted within such zones will be free from flooding or flood damage. These regulations shall not create liability on the part of the commission, or by any officer or employee thereof, for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.
(Ord. No. 96-23, § 9, 12-16-96)

Secs. 13-603--13-610. Reserved.

DIVISION 9.

SETBACK AND BUFFER STANDARDS

Sec. 13-611. Building/structure setback design standards.

(a) *General.*

(1) *Prohibition.* Subject to other provisions in this chapter, no portion of any building or other substantial above or below ground structure may be located on any lot or parcel closer to any street right-of-way line or centerline or lot line than is authorized in this section.

(2) *Applicability.* As used in this section, the term "building" includes any substantial structure which by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:

- a. Gas pumps and overhead canopies or roofs.
- b. Fences running along lot lines adjacent to public street right-of-way if such fences, by reason of their height or opaqueness, constitute a threat to public safety and welfare.

(3) *Measurement.*

a. Setback distances shall be measured from the lot line or street right-of-way line as follows:

- 1. If the street right-of-way line is readily determinable (by reference to a recorded map, set boundaries or other means), the setback shall be measured from such right-of-way line.

2. If the right-of-way line is not determinable, the setback shall be measured from the street or easement centerline.

b. Setback distances shall be measured to the building or structure as follows:

1. Measurement shall be to the nearest vertical wall or support of the building or structure, provided any above ground extension of the building does not encroach into the required setback more than two (2) feet, or onto adjoining property.

2. Any above ground encroachment of more than two feet into the required setback will require a compensating setback increase in the structure's wall or support.

(4) *Signs.* Sign structure setbacks shall be governed by the laws of the State of Florida and by other sections of this chapter.

(b) *Required building/structure setbacks from roads and easements.*

(1) *Setbacks.* The distances in Table 13-611A shall be the minimum setback for all substantial above, in or below ground structures, including accessory structures, unless otherwise specifically provided herein. The setback providing the greatest distance from the road centerline shall be used.

TABLE 13-611A BUILDING SETBACKS FROM ROADS					
Roads in or proposed for inclusion in the state/county system of maintained roads	Setback (ft.)		Roads excluded from the state/county system of maintained roads	Setback (ft.)	
	From R/W	From C/L		From R/W	From C/L
Minor local road	25	55	Easements for vehicle use*	25	50
Major local road	30	65	Alley	15	20
Minor collector in Urban Expansion Area	35	60	Minor local road**	20	25
Minor collector out of Urban Expansion Area	35	70	Major local road	25	35
Major collector in Urban Expansion Area	50	115	Minor collector	30	60
Major collector out of Urban Expansion Area	50	85	Major collector	35	70
Minor arterial in Urban Expansion Area	75	115	Roads in RVPUD Class A sites	20	30
			Class B sites Other sites	15 20	25 30

Minor arterial out of Urban Expansion Area	75	120			
Principal arterial in Urban Expansion Area	75	140			
Principal arterial out of Urban Expansion Area	75	150			
Freeway (limited access)	25				

* Applies to easements or private roads that serve three or more lots, or more than three dwelling units, or that serves any nonresidential use tending to generate traffic equivalent to three or more dwelling units.

** The authority may reduce the building setback along minor local roads in a RPUD when the plan proposes an efficient and safe design (Must be done as part of the conceptual plan approval). Notwithstanding the above, the sum of the road right-of-way, plus the adjacent front setbacks from street right-of-way lines shall not be less than fifty (50) feet.

(2) *Exceptions to Table 13-611A.* Notwithstanding the requirements of Table 13-611A, the following shall apply:

a. When a setback less than that specified in Table 13-611A is already established by buildings on at least fifty (50) percent of the lots in the block, or parcels within one thousand (1,000) feet (as measured along the street right-of-way) in each direction from the proposed structure, the lesser setback may be used.

b. Where necessary to allow reasonable use of the property for placement of a principal structure, the applicable setback on corner lots established prior to the effective date of this chapter and having less than seventy-five (75) feet road frontage may be reduced by one foot for every road frontage foot less than seventy-five (75) feet, but in no case may the setback be less than fifteen (15) feet.

(c) *Required building/structure setbacks from lot/parcel lines.*

(1) *Setbacks.* The distances in Table 13-611B shall be the minimum setback distances from side and rear lot/parcel lines for all substantial above ground structures, including accessory structures, and in or below ground structures, unless otherwise specifically provided herein. As used in this section, the term "lot line" refers to lot boundaries other than those that abut streets or easements. Where specified, zero lot line setbacks shall be allowed provided such occupancy meets all other applicable requirements of this chapter.

TABLE 13-611B STANDARD BUILDING SETBACKS FROM LOT LINES

Zone	Minimum Setback (ft.)*	Zone	Minimum Setback (ft.)*	Zone	Minimum Setback (ft.)*
CV	20	RR1C	15	CL	10
AG	20	R2M	10	CH	15
AC	20	R2C	10	CR	20
RR5	15	R4M	10	ID	20
RR5C	15	R4C	10	REC	10
RR2.5	15	R6M	10	PIE	20
RR2.5C	15	R6C	10	RPUD	see subsection (2)b.
RR1	15	CN	10	RVPUD**	
				Class A site Class B site Other sites	7.5 5 10

* Indicates minimum setback for habitable structures for each story of height.

** No part of the RV, including attachments or accessory structures such as carport, screen room, storage room, expansion units, etc. shall be allowed in the setback.

(2) *Exceptions to Table 13-611B.* Notwithstanding the requirements of Table 13-611B, the following shall apply:

a. Non-PUD subdivisions. In all non--PUD subdivisions where the developer builds or places all structures:

1. A zero lot line setback will be allowed provided minimum structure separation equal to that obtained by Table 13-611B is provided.

b. RPUD subdivisions. In all RPUD subdivisions where the developer builds or places all structures:

1. A zero lot line setback will be allowed provided a minimum ten (10) feet structure separation is provided.

c. Small accessory buildings in residential zones. In residential zones, accessory buildings of not more than one hundred (100) square feet shall be required to only observe a one (1) foot setback from lot lines, provide such building does not exceed ten (10) foot in height.

d. Inground and above ground swimming pools/spas and screen enclosures for same. Setbacks shall be as for other above ground structures, or five (5) feet, whichever is less, provided adjacent property is protected from damage due to excavation, etc. Pool enclosures of more solid or durable material than screening shall comply with the requirements for other above ground structures. For purposes of application, the following shall apply:

1. Inground swimming pool setback shall be to the inside face of the pool's vertical wall.

e. Underground storage tank setbacks shall be ten (10) feet to any wall or surface of the tank, excluding piping.

f. Commercial kennel setbacks shall be as specified in section 13-727.

(d) *Setbacks from water bodies.* See section 13-642.

(e) *Setback adjustments.*

(1) *Boathouses.* Nothing in this section shall prohibit erection and maintenance of any boathouse on a water shore line, provided such boat house meets the minimum side lot line setbacks for accessory structures.

(2) *Non-residential setback adjustments.* Whenever a lot in a non residential land use classification has a common boundary line with a lot in a residential classification, and the property line setback requirement applicable to the residential lot is greater than that applicable to the nonresidential lot, then the lot in the non residential classification shall be required to observe the property line setback requirement applicable to the adjoining residential lot.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-612. Buffer design standards.

(a) *General.* Buffers consisting of activity separation and/or screening shall be provided between specified incompatible land uses to provide a required degree of buffering. When required by this section, every development shall provide sufficient buffer so that (i) neighboring properties are distanced from any adverse external effects of the development's incompatible land use, and (ii) the development is distanced from the negative impacts of adjacent uses such as agricultural, commercial and industrial activities, streets or railroads.

(b) *Activity separation.*

(1) *General.* Notwithstanding the setback requirements of section 13-611, unless otherwise provided herein, activity separation areas are required as specified in this subsection.

a. Except as provided in subsection (2), activity separation areas may only be used as follows:

1. To satisfy screening requirements, including a fence, wall, hedge or berm.

2. To satisfy building and other structure setback requirements.

3. To satisfy PUD common open space requirements for natural areas. Passive recreation, such as pedestrian, bicycle, or equestrian trails, shall be allowed in the separation area provided:

- a) Plant material is not diminished.
- b) The total width of the buffer is maintained.
- c) All other requirements of this chapter are met.

4. To provide stormwater retention or detention areas, so long as the required screening plantings are provided and the design and landscaping of the buffer does not interfere with proper functioning of the drainage system and the design water depth does not harm the viability of the plantings.

5. Installation of underground utilities, provided the location and use of the utility lines does not interfere with required screening plantings.

6. Approved access points.

b. Activity separation areas may not be used for buildings or other non-permitted structures, storage, loading/unloading or parking except as provided herein or by special use approval by the zoning and adjustment board.

(2) *Specific requirements.* The following activity separations shall be used to protect adjoining land uses from nuisances created by the specified land use and to protect the specified land use from adverse impacts associated with encroachment of adjoining land uses.

a. Clustered residential development in agricultural zones.

1. Within the agriculture classification on the Future Land Use Map, clustered residential development shall provide a minimum 100-foot wide vegetative buffer between agricultural and non-agricultural uses. Such buffering shall be sufficient to mitigate agricultural operations including, but not limited to, spraying, odors, dust and noise. Additional buffer width of up to one hundred (100) feet may be required by the commission to insure compatibility of the development activity with existing agricultural uses. Such required buffers may be incorporated into any required open space.

2. Within the agriculture classification on the Future Land Use Map, clustered residential development shall provide a minimum 100-foot wide vegetative buffer between the public preservation area (natural reservations as delineated on Map VII-14 of the comprehensive plan) and residential development. Additional buffer width of up to one hundred (100) feet may be

required by the commission to insure compatibility of the development activity with the public preservation area. Such required buffers may be incorporated into any required open space.

3. Residential lots adjoining arterial streets or railroads shall be at least twenty-five (25) feet deeper or wider, as applicable, than the minimum required by the applicable land use zone. No part of any residence shall be placed in this buffer area.

b. Industrial zones. To achieve the objective of little or no adverse impact on residentially designated property when industrial development occurs adjacent to such property, a separation area with a minimum width of one hundred (100) feet shall be provided by the industrial development between any industrial structure or activity and any property line of the residentially designated property.

1. Notwithstanding the provisions of subsection (1), where Type A screening, as specified in subsection (c)(4), is used, the entire separation area may also be used for parking of public and employee passenger vehicles.

2. Notwithstanding the provisions of subsection (1), where Type B screening, as specified in subsection (c)(4), is used, the one-half (1/2) of the required separation area furthest from the residentially designated property may be used for parking of public and employee passenger vehicles.

c. Planned unit development zones.

1. RPUD zone. On RPUD exterior property lines the following shall apply:

a) For RPUD residential development adjacent to:

1) Residential or institutional designated zones, the minimum separation area width shall be twenty (20) feet.

2) Commercial or industrial designated zones, the minimum separation area width shall be thirty (30) feet.

2. RVPUD zone.

a) On property lines adjoining public roads the separation area width shall be thirty (30) feet.

b) On property lines adjoining a land use zone other than RVPUD the separation area width shall be twenty (20) feet, except that for unenclosed recreational facilities the separation area shall be thirty (30) feet.

c) No separation area is required on property lines adjoining a RVPUD zoning district.

d) Separation areas shall not be used for recreation area, camping site, vehicle parking area, utility site or for any other above ground structure or use, but may be utilized for drainage structures and utility distribution and collection lines.

d. Hazardous, incendiary, noxious or pernicious materials. All buildings, other structures, and areas used for loading or unloading, storing, treating or disposing of hazardous, incendiary, noxious or pernicious materials shall maintain a minimum separation of not less than one hundred (100) feet from the parcel's property lines and not less than three hundred (300) feet from any existing off-site residence, commercial or institutional establishment.

(3) *Activity separation adjustments.* Separations can be increased or decreased in special situations and may be adjusted by the approving authority.

(c) *Screening.*

(1) *Presumptive requirements.* The provisions of this subsection establish the screening requirements that presumptively satisfy the general standards established in subsection (a). However, these provisions are to be flexibly administered in accordance with subsection (7).

(2) *Types of screening.* The following three basic types of screens are hereby established and are to be used when specified in Table 13-612A.

a. *Type A Screen*--A screen that is one hundred (100) percent opaque from the ground to a height of at least six (6) feet at time of occupancy, and capable of achieving at least fifty (50) percent opacity between the height of six (6) feet and nine (9) feet within two (2) years of occupancy. The opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation.

b. *Type B Screen*--A screen that is seventy-five (75) percent opaque from the ground to a height of at least four (4) feet at time of occupancy, and capable of achieving at least fifty (50) percent opacity between the height of four (4) feet and six (6) feet within two years of occupancy. The Type B screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces.

c. *Type C Screen*--A screen that is fifty (50) percent opaque from the ground to a height of at least two (2) feet at time of occupancy and capable of achieving at least fifty (50) percent opacity between the height of two (2) feet and four (4) feet within two (2) years of occupancy. The broken screen is intended

to create the impression of a separation of spaces without necessarily eliminating visual contact between uses.

(3) *Screening of adjacent incompatible land uses.*

a. Responsibility for screening. When screening is indicated by Table 13-612A, such screening shall be provided by any proposed use that is to be located on a parcel adjacent to a parcel of a different land use zone which has an existing use on it. Such proposed use shall be the "burdened use" and the existing use shall be the "benefited use" indicated in the table. Screening shall be located along the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, except where an existing easement or approved access prevents such. Sufficient space shall be provided so that the screening and premises near the screening may, at all times, be accessed and maintained without trespassing on adjoining property.

b. Table of screening requirements. Table 13-612A Screening Requirements, describes the type of screening required as determined by the land use zone designations of the proposed development and lands adjacent to the proposed use. To determine the screening requirement, find the burdened land use zone at the top of the Table and follow that use down the page to its intersection with an existing land use in the left-hand column. If the intersecting square contains a letter, then the burdened use is responsible for installing that level of screening (See subsection (4) for screening descriptions). If the intersecting square does not contain a letter, then no screening is required. Repeat the process for all parcels adjoining the proposed development.

1. Proposed uses which are expansions or additions to existing uses, and which are adjacent to properties with existing uses, will be considered burdened uses and shall provide the screening required for such expansion or addition, but lack of screening in place for the existing use shall constitute a nonconforming situation, subject to all provisions of Article VI of this chapter.

2. In determining the screening requirements that apply between a combination use and another use, the approving authority shall proceed as if the principal uses that comprise the combination use were not combined and reach its determination accordingly, relying on the other provisions of this section.

3. In all burdened residential land use zones, screening requirements need only be met by non-exempt subdivisions. Individual parcels of record on the effective date of this chapter or parcels created as exempt subdivision thereafter are not required to provide screening.

TABLE 13-612A SCREENING REQUIREMENTS																											
Burdened Land Use Zone																											
Benefi ted	C	A	A	A	R	R	R	R	R	R	R	R	R	R	R	R	C	C	C	C	I	R	P	P			
Land	V	1	1	C	R	R	R	R	R	R	2	2	4	4	6	6	N	L	H	R	D	E	I	U			
Use		0	0		5	5	2	2	1	1	M	C	M	C	M	C						C	E	D			
Zone			C		C	5	5		C																		
								C																			
CV									C	C	C	C	C	C	B	B	B	B	B	B	B		C	(2)		
A10									C	C	C	C	C	C	B	B	B	B	B	B	B		C	(2)		
A10C									C	C	C	C	C	C	B	B	B	B	B	B	B		C	(2)		
AC									C	C	C	C	C	C	B	B	B	B	B	B	B		C	(2)		
RR5																	B	B	B	B	(1	C	C	(2)		
RR5C																	B	B	B	B	(1	C	C	(2)		
RR2.5																	B	B	B	B	(1	C	C	(2)		
RR2.5 C																	B	B	B	B	(1	C	C	(2)		
RR1																	B	B	B	B	(1	C	B	(2)		
RR1C																	B	B	B	B	(1	C	B	(2)		
R2M																	B	B	A	A	(1	B	B	(2)		
R2C																	B	B	A	A	(1	B	B	(2)		
R4M																	B	B	A	A	(1	B	B	(2)		
R4C																	B	B	A	A	(1	B	B	(2)		
R6M																	B	B	A	A	(1	B	B	(2)		
R6C																	B	B	A	A	(1	B	B	(2)		
CN					B	B	B	B	B	B	B	B	B	B	B	B		B	B	B	B	C	B	(2)		
CL					B	B	B	B	B	B	B	B	B	B	B	B	C		B	B	B	C	B	(2)		
CH					B	B	B	B	B	B	A	A	A	A	A	A	B	B		C	C	B	B	(2)		
CR					B	B	B	B	B	B	A	A	A	A	A	A	B	B	C		C	B	B	(2)		
ID					(1	(1	(1	(1	(1	(1	(1	(1	(1	(1	(1	(1	B	B	C	C		B	B	(2)		
REC					C	C	C	C	C	C	B	B	B	B	B	B	C	C	B	B	B		B	(2)		
PIE					C	C	C	C	B	B	B	B	B	B	B	B	B	B	B	B	B			(2)		
PUD					(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2	(2				

(1) The minimum screening requirements are as follows:

- Where an industrial activity is within two hundred (200) feet of a residentially developed property or where non-exempt residential subdivision development occurs within two hundred (200) feet of industrial activity a Type A screen is required.
- Where an industrial activity is more than two hundred (200) feet but less than four hundred (400) feet from a residentially developed property or where non-exempt residential subdivision development occurs more than two hundred (200) feet but less than four hundred (400) feet from industrial activity a Type B screen is required.
- Where an industrial activity is more than four hundred (400) feet but less than six hundred (600) feet from a residentially developed property or where non-exempt residential subdivision development occurs more than four hundred (400) feet but less than six hundred (600) feet from industrial activity a Type C screen is required.
- Notwithstanding the above distance criteria, a Type A screen is required for salvage and recycling yards regardless of their location.

(2) Where PUD development occurs adjacent to developed property of a different density or use, or visa versa, the screening requirements for the zone most closely matching the PUD density or use shall be used.

(4) *Screening from adjacent roadways.*

- a. Reverse (double) frontage residential lots in non-exempt subdivisions shall have a Type C screen contained in a non-access reservation along the property line common with an arterial road.
- b. RPUD zone. A Type C screen shall be provided on all boundaries of a PUD adjoining any streets, roads, highways or easements for ingress/egress.
- c. CH, CR and ID ZONES. Unenclosed areas used for loading or unloading, storing, treating or disposing of materials, and parking areas for automotive vehicles (other than passenger vehicles) utilized in the operation of the business shall be screened from all streets, roads, highways or easements for ingress/egress, however stated, with a Type C screen.
- d. Screening shall not be located on any portion of an existing or proposed public road right-of-way.

(5) *Flexibility in administration required.*

- a. The commission recognizes that because of the wide variety of types of

developments and the relationship between them, it is neither possible nor prudent to establish inflexible screening requirements. Therefore, the approving authority may permit deviation from the presumptive requirements of this subsection and may either require more intensive or allow less intensive screening whenever it finds such deviations are more likely to satisfy the standard set forth in subsection (a) without imposing unnecessary costs on the developer. For example, requirements for screening may be waived where the development abuts natural buffer areas such as rivers, lakes and marshes which will effectively screen or separate the development from other developable areas; or where the commission finds that such screening is not necessary due to the location of the development and the character of adjacent land.

b. Whenever the approving authority allows or requires a deviation from the presumptive requirements of this subsection, it shall enter on the face of the approval the screening requirements that it imposes to meet the standard set forth in subsection (a) and the reasons for allowing or requiring the deviation.;oxh5;Secs. 13-613--13-620./Reserved.;oh3;DIVISION 10./RECREATION AND OPEN SPACE STANDARDS;oh5;Sec. 13-621./Recreation design.;ol0;(a)/*Level of service standard.* The following levels of service for recreation, as adopted in the comprehensive plan, shall be used for concurrency management. Development activities shall not be approved unless there is sufficient available capacity to meet the concurrency requirements of Article II, Division 10.

TABLE 13-621A RECREATION LEVELS OF SERVICE			
Facility	Standards	Facility	Standards
	(facility/persons)		(facility/persons)
Baseball Fields	1/2,500	Multi--Use Rooms	1/4,000
Basketball Courts	1/2,500	Neighborhood Centers	1/25,000
Boat Ramps(2)	2 linear ft./1,000	Picnicking	demand (1)
Fishing (Fresh)	demand (1)	Playgrounds	1/300 (ages 3--12)
Golf	1/25,000	Shuffleboard Courts	1/1,000 (age +60 yrs)
Handball	1/20,000	Softball	1/2,000
Hiking	1 mile/10,000	Swimming (Fresh)	demand (1)
Hunting (acres)(3)	demand (1)	Tennis	1/2,000
Motorcycling	demand (1)	Volleyball	1/10,000

(1) There are no existing standards for these facilities, need is determined by demand and/or natural resource opportunities available.

(2) Assume that one boat ramp is ten (10) linear feet and equals one (1) facility.

(3) There are 59,061 acres of land available for hunting on state-owned lands.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-622. Common open space design.

(a) *Required for PUD.* Common open space, as required in the RPUD and RVPUD land use zones, shall be provided through dedication, reservation or as otherwise approved by the commission. It shall be a permanently reserved, usable area for passive

or active recreational use by the residents of the development, as provided in this section.

(b) *Amount required.* The minimum open space requirement shall be as set forth in section 13-332(a)(8), except that the board of county commissioners may increase the minimum amount of open space by up to twenty (20) percent in order to fulfill the intent and purpose of the PUD zones as set forth in that subsection. Open space required shall be exclusive of:

- (1) Area(s) encumbered with any substantial structure whose primary purpose is other than passive or active recreation.
- (2) Area(s) devoted to use as a roadway or road right-of-way, parking area, sidewalk or storage area whose primary purpose is other than passive or active recreation.
- (3) Required buffer areas and lot areas not meeting the definition of common open space.
- (4) Water bodies and wetlands in excess of one-half (1/2) of the open space requirements. Areas of water bodies shall be computed using the seasonal high water line.

(c) *Location, shape and size of open space parcels.*

(1) *Location.* Open space parcels shall be centrally located and conveniently, safely and legally accessible (but not necessarily contiguous) from the dwelling units, or other structures they are intended to serve, however they shall be sited with sensitivity to surrounding development. The nearest part of an open space area should not be more than one thousand (1,000) feet from any proposed dwelling it is intended to serve.

(2) *Shape.* Each open space parcel shall be of such minimum dimensions as to be functionally usable.

(3) *Size.*

a. Open space should consist of large areas for use and enjoyment. Therefore, although flexibility in design may dictate the judicious use of small tracts and buffer areas, the layout of the PUD must generally incorporate broad areas for open space.

b. When a project is phased, the aggregate open space platted at any given time shall not be less than that required by this article.

(d) *Development of open space.* All required open space shall be capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation, and shall be developed as follows:

(1) *Passive space.* A minimum of twenty-five (25) percent of the required open space shall be available to the residents as passive, non-commercial, undeveloped open space. As a general rule, this undeveloped open space shall be left in its natural or undisturbed state, except as follows:

a. If wooded (as of the date development began), the cutting of trails for walking or jogging purposes and provisions for picnic areas, etc. is allowed. In addition, the commission may require the developer to make other improvements such as removing dead or diseased trees, thinning trees or other vegetation to encourage more desirable growth, and grading and seeding.

b. If not wooded at time of development, the open space shall be properly vegetated and landscaped with the objective of creating a wooded area or other area that is consistent with open space objectives.

(2) *Active.* Open space not required as undeveloped open space may be developed as commercial or non-commercial outdoor recreation activities. Where no such activities are proposed, the commission may require installation of recreational facilities, taking into consideration:

a. The character of the open space land.

b. The age and recreation needs of persons likely to reside in the development.

c. Concurrency requirements and proximity, nature and excess capacity of existing and proposed county and municipal recreation facilities.

d. The cost of recreational facilities.

(e) *Preservation of open space.* Any lands designated for common open space purposes shall be protected by appropriate ownership covenants and deed restrictions approved by the commission, ensuring that:

(1) The open space area will not be further subdivided in the future.

(2) The use of the open space, for the purposes specified herein, will continue in perpetuity.

(3) Appropriate provisions will be made for the maintenance of the open space.

(f) *Open space ownership and maintenance.*

(1) *Ownership.* Except as provided herein, usable open space and recreation facilities required to be provided by the developer in accordance with this chapter shall not be dedicated to the public but shall remain under the ownership and control of the developer

(or his successor) or homeowners association or similar organization. The type of ownership shall be selected by the developer, subject to approval by the commission.

a. Private ownership.

1. Type of ownership may include, but is not necessarily limited to:

a) The developer, as an individual or corporation.

b) Homeowner, condominium or cooperative association or organization. Such organization shall be established in such a manner that:

1) It is created before any lot in the development is sold or any building occupied, unless the organization is not to own or maintain the open space until some future date. If such is the case, the declaration of covenants and restrictions shall provide for such organization to be established, by a date certain, prior to assuming ownership and maintenance of the open space.

2) It has clear legal authority to maintain and exercise control over such common open space and facilities.

3) It has the power to compel membership for each home buyer and any successive buyer, and contributions from residents of the development to cover their proportionate share of the costs associated with the maintenance and upkeep of such common areas and facilities, and that unpaid assessments levied by it shall become a lien on the property.

4) It has the authority to be able to adjust the assessment to meet changed needs.

5) It shall be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.

c) A community development district established pursuant to Chapter 190, F.S.

2. Whenever a non-government entity is proposed for ownership and maintenance of open space areas, the developer shall file a declaration of covenants and restrictions that will govern the non-government entity. The provisions in the declaration shall include, but are not necessarily limited to, the following:

a) The homeowner, condominium or cooperative association requirements in subsection 1.

b) Statements to the effect that the open space restrictions are permanent, not just for a period of years.

b. With commission approval, local or state public jurisdictions or agencies and quasi-public organizations may elect to assume ownership and/or maintenance of open space areas, provided the intent and purpose of such areas is preserved.
(Ord. No. 96-23, § 9, 12-16-96)

Secs. 13-623--13-630. Reserved.

DIVISION 11.

RESERVED

Secs. 13-631--13-640. Reserved.

DIVISION 12.

RESOURCE PROTECTION STANDARDS

Sec. 13-641. Wetlands.

(a) *Design.*

(1) *Wetland areas.* No alteration of wetland areas shall occur except where necessary to make reasonable use of property. In the event that wetlands are disturbed, mitigation of adverse impacts to wetlands shall be made by mitigation of the disturbed wetland and/or creation of new wetlands in accordance with the requirements of the U.S. Army Corps of Engineers, the Florida Department of Environmental Protection (FDEP), and the Southwest Florida Water Management District (SWFWMD).

(2) *Adjoining land.*

a. *Buffer.* A buffer shall be established landward of approved wetland boundaries in order to protect the wetland from adverse impacts of development activity including, but not limited to erosion and siltation, in accordance with permits issued by applicable permitting agencies.
(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-642. Surface water quality

(a) *Design standards.*

(1) *General.* Lakes, rivers, canals and other water bodies shall be protected from the adverse effects of development by compliance with applicable requirements of the U.S. Environmental Protection Agency, the Florida Department of Environmental Protection, and the Southwest Florida Water Management District.

(2) *Reserved.*

(3) *Areas of environmental concern and Lakes Deaton, Miona and Okahumpka.* To prevent additional nitrification and/or pollution from stormwater runoff of Lakes Deaton, Miona and Okahumpka, development within two hundred (200) feet of the mean high water line and within the area of environmental concern identified in Map VII-15 of the comprehensive plan, shall:

a. Provide for additional water quality treatment through the use of "bio-swales" engineered into the stormwater management system before outfall to any of the subject lakes.

b. Where the soil is rated as having severe limitations for septic tanks and septic tanks are to be used, development shall be limited to a gross density of one dwelling unit per ten (10) acres.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-643. Groundwater quantity/quality.

(a) *Design standards.*

(1) *Quantity.*

a. *Recharge.* The functions of the natural groundwater aquifer recharge areas within the county shall be protected and maintained to provide historic recharge rates by observing the requirements of the Southwest Florida Water Management District (SWFWMD).

b. *Conservation.*

1. All withdrawals of water from the surficial and Floridan Aquifer shall comply with the requirements of SWFWMD.

2. All mining water use permits issued by SWFWMD shall be reviewed by county staff to avoid significant localized reduction in the water table. Mining operations shall re-use water in accordance with SWFWMD best management practices.

3. All development shall be consistent with SWFWMD water conservation rules and policies.

4. All central water systems shall be designed and constructed to minimize leaks, utilizing the requirements of the American Water Works Association.

5. Developments with central sanitary sewer systems shall analyze and present the feasibility of wastewater reuse for irrigation purposes as part of the

application for conceptual and master plan approval.

(2) *Quality.* Groundwater shall be protected from the introduction of contaminants by observing the requirements of the SWFWMD:
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-644. Flora and fauna.

(a) *Design standards.*

(1) *Endangered and threatened species habitat protection.* Major developments shall identify and protect habitats of protected wildlife and vegetative species as follows:

a. *Identification.* The development shall provide a professionally prepared biological survey to document any presence of listed wildlife and native plant communities. The biological survey shall follow the standards and criteria adopted by the Florida Game and Freshwater Fish Commission (Wildlife Survey Methodology Guidelines, most recent edition) with the following exceptions:

1. Developments may submit a preliminary report consisting of pedestrian field surveys of 200-foot transects through a minimum of twenty-five (25) percent of each habitat on site.
2. Within thirty (30) days of receipt of the preliminary report, the Department shall render a finding of whether a second more intensive survey is needed and the parameters it will follow.

b. *Protection.*

1. Protection, or mitigation in lieu of protection, for protected species shall be carried out using guidelines and protocols prepared by the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service.
2. No permit will be issued for development which results in unmitigated destruction of specimens of endangered, threatened or rare species.

(2) *Flora.*

a. *Areas of environmental concern.* Areas of environmental concern identified on Map VII-15 of the comprehensive plan shall be protected by regulating development to reduce or eliminate adverse impacts to existing native vegetative communities as follows:

1. Residential development shall only be permitted at a maximum gross density of one (1) dwelling unit per ten (10) acres.

2. Where any lot size is less than ten (10) acres, the development plan must cluster outside the 100-year floodplain and assure protection of native vegetative communities from adverse impacts.

b. *Native vegetative communities.* No permit will be issued for major development projects which results in the destruction of unique or extensive areas of native vegetative communities identified on Map VII-15 of the comprehensive plan.

(3) *Fauna.*

a. *Endangered, threatened or rare species.*

1. All development shall utilize PUD, cluster development and other flexible regulatory techniques, when allowed by this chapter, to conserve habitat and species whenever feasible.

2. No permit will be issued which results in unmitigated destruction of specimens.

3. Applicants for development approval shall consult with the FGFWFC to review development and determine alternative mitigation practices to conserve species and habitat.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-645. Waste disposal.

(a) *Design standards.*

(1) *General.* The natural resources of Sumter County shall be protected from the adverse effects of improper storage and disposal of waste materials. Storage and disposal of waste materials shall be in accordance with all applicable local, state and federal regulations.

(2) *Liquid wastes.*

a. *Discharge to waters.* No use in any land use zone may discharge any waste contrary to the provisions of applicable federal and state statutes governing discharges and disposal of radiological, chemical, or biological wastes into surface or subsurface waters.

b. *Discharge to sewage system.* No use in any land use zone may discharge any waste that cannot be treated by biological means into any municipal or public sewage treatment system.

(3) *Septage and wastewater treatment plant residue (sludge) land application.*

- a. *Septage*. Land application of septage shall comply with Ch. 62-641, F.A.C. and any agency permits or approvals issued pursuant thereto.
- b. *Sludge*. Land application of wastewater treatment plant residue (sludge) shall comply with Ch. 62-640, F.A.C. and any agency permits or approvals issued pursuant thereto.
- c. *Additional requirements*: The following additional requirements shall apply to all existing and future sludge and septage land spreading activities whether recognized as existing and vested uses or new operations:
 1. No person shall cause, suffer, allow, or permit the disposal of sludge or septage material which causes a nuisance.
 2. All sludge and septage material shall be transported to the disposal site in such a manner so as to preclude leakage and spillage. Any sludge or septage that leaks or falls off trucks transporting such sludge or septage shall be cleaned up within twenty-four (24) hours by the hauling company or its agents. When transporting sludge and septage, all existing and future highway and street weight restrictions shall be complied with. Access to and from the property on public roads not designed or built for such access shall require appropriate financial responsibility by the hauling company in the form of a letter of credit, cash or surety bond, to repair any and all damage caused to such roads and streets.
 3. No person shall cause, suffer, allow or permit the stockpiling of sludge or septage, except for a minimal period of time from dumping to actual spreading, but in no event shall any sludge or septage be stockpiled for in excess of forty-eight (48) hours and no stockpiling shall occur within one thousand three hundred twenty (1320) feet of any occupied building.
 4. No sludge material may be land applied or disposed of within one thousand three hundred twenty (1320) feet of an occupied building or within one thousand three hundred twenty (1320) feet of a wetland located entirely within the property lines of the property on which the waste material is to be applied, or within one thousand three hundred twenty (1320) feet of any other wetland. No septage material may be land applied or disposed of within five hundred (500) feet of an occupied building or within two hundred (200) feet of a wetland located entirely within the property lines of the property on which the waste material is to be applied or within four hundred (400) feet of any other wetland. For purposes of this section "Occupied Building" includes any residential, commercial, or agricultural structure inhabited by humans, but shall not include such structures entirely within the property lines of the property on which the waste material is to be applied. This clause shall not be construed to include agricultural barns or storage buildings which are not occupied by humans.
 5. No person shall cause, suffer, allow, or permit the land spreading of sludge or septage after any rain storm until the lands designated for such operation are

free of standing water.

6. No sludge or septage shall be transported, dumped, or spread on any national, state or county holiday, nor after one (1) hour past sun down or one (1) hour prior to sunrise on any given day.

7. Sludge and septage shall only be land spread in Sumter County in amounts necessary and beneficial for agronomic purposes only. No sludge or septage may be spread in amounts in excess of established agronomic standards for the specific crops involved.

d. Non-conforming uses. Sludge and septage land spreading operations existing or approved on January 1, 1997, on lands specified in an agricultural use plan as part of the construction/operating permit for a specific domestic wastewater or septage treatment facility, that is the last treatment facility prior to land application, shall be recognized as nonconforming uses for the duration of the construction/operating permit for that specific facility. Prior to April 1, 1997, all current operators shall provide to the Sumter County Zoning Department copies of all existing permits and approvals, a map depicting lands currently under permit and usage, logs showing applications made to said lands since January 1, 1996, and copies of all periodic reports that are required by any regulatory agency concerning each site. Upon expiration of any such permit, the producer of sludge or septage involved in that permit shall not be authorized to land spread sludge or septage on that site unless that site has received special exception approval by that producer or some other producer.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 97-6, §§ 3, 4, 2-23-97)

Cross References: Land spreading of sewage and septic sludge, 23-21 et seq.

Sec. 13-646. Air quality.

(a) *Design standards.*

(1) *Air pollutants.* To protect and enhance the air quality of Sumter County, the following shall apply:

a. *Permits.*

1. All sources of air pollution or air contaminants, as defined in Chapter 403, Florida Statute, shall comply with rules set forth by the U. S. Environmental Protection Agency (Code of Federal Regulations, Title 40, Protection of Environment) and the Florida Department of Environmental Protection (F.A.C., Chapter 17-2, Air Pollution, as amended), or its successor. No person shall operate a regulated source of air pollution without a valid operation permit issued by the FDEP.

2. Air pollution emissions shall be tested and results reported in accordance with techniques and methods adopted by the FDEP and submitted to the state. These tests shall be carried out under the supervision of the state and at the expense of the person responsible for the source of pollution.

3. No land use permit shall be given with respect to developments covered by this section until the developer demonstrates to the approving authority that his development is eligible to receive the necessary air pollution permits and that his development will be in compliance with applicable air quality laws.

4. No site permit shall be issued until the approving agency has issued the appropriate air pollution permit(s).

5. The siting of all activities with air pollution potential shall be carefully reviewed. Notwithstanding federal and state requirements, no land use permit shall be issued unless adequate reduction and/or appropriate buffer between point of pollution and surrounding non-polluting properties has been proposed.

(2) *Reserved for odor.*

(3) *Reserved for smoke.*

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-647. Trees.

(a) *Design standards.*

(1) *Definitions.* For the purposes of this section, the following definitions apply.

Tree of concern means any sound tree thirty (30) inches in diameter (94 inches in circumference) at breast height, or larger

Unreasonably burdened means that, to accomplish the tree preservation objectives herein, the desired improvements and activities cannot be located elsewhere on the property without causing an unreasonable hardship on the developer.

(2) *Retention and protection of large trees.*

a. *Minimize loss.* Unless unreasonably burdened, all medium and major development shall attempt to minimize the removal of and damage to trees of concern by taking reasonable measures to design and locate proposed improvements so that the number of trees of concern to be removed or damaged is minimized. Trees of concern should not be removed or damaged unless:

1. A permissible use of the site cannot reasonably be undertaken unless specific trees of concern are removed.

2. The tree is located in such proximity to an existing or proposed structure that the safety, utility, or structural integrity of the structure is materially impaired.

3. The tree materially interferes with the location, servicing, or functioning of utility lines or services.

4. The tree creates a substantial hazard to motor, bicycle, or pedestrian traffic by virtue of physical proximity to traffic or impairment of vision.

5. The tree is dead, diseased, or weakened by age, abuse, storm damage or fire and is likely to cause injury or damage to people, buildings or other improvements.

(3) *Adjustments for tree protection.* If space that would otherwise be devoted to parking cannot be so used because of the desire to preserve trees of concern, and as a result, the parking requirements set forth in section 13-561 cannot be satisfied, the number of required spaces may be reduced by the number of spaces "lost" because of these requirements, up to a maximum of ten (10) percent of the required spaces.

(4) *Replacement of trees.* Developers are encouraged to replace trees of concern that have been removed or destroyed because of development activities.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-648. Historic Preservation

(a) *Design standards.*

(1) *All development.* Prior to issuing a development permit, the director shall determine if the development site or structure is listed on the Florida Master Site File, List of Sumter County Historic Resources. If the development contains any resource(s) listed on the Master Site File, the developer shall provide the director with a clearance letter from the Florida Division of Historic Resources prior to a development permit being issued.

(2) *Major development.* Prior to being issued a development permit, the developer of a major development must request a letter of clearance from the Florida Division of Historic Resources to determine the possibility of Paleolithic and other historic sites and the need for additional surveys. Those developments that are determined to potentially contain archaeological or historic sites must perform site surveys to determine if actual resources exist and the potential impact to these resources by the development. The developer shall be responsible for protecting regional resources pursuant to the directive of the Florida Division of Historic Resources.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-649. Soils.

(a) *Agriculture.* The commission encourages best management practices for the control of soil erosion on agricultural lands in Sumter County. These practices are

described in A Manual of Best Management Practices for Agriculture, November 1978.

(b) *Development.*

(1) *Control erosion.* Any land disturbing activity that results in a change in the natural cover or topography and that may cause or contribute to sedimentation and erosion shall be done with due regard to controlling and minimizing erosion and sedimentation, and only after approval by any local, state or federal agency having jurisdiction.

(2) *Best management practices.* All development shall incorporate the best management practices feasible to control soil erosion during construction and afterward. Where it is not possible to retain existing natural ground cover, disturbed areas shall be provided with acceptable ground cover as follows:

- a. Grass species shall be types that are normally grown in Sumter County and may be seeded, sodded, plugged or sprigged except that sod and/or ground cover plants are required for slopes steeper than 4:1.
- b. Ground covers other than grass shall be planted in such a manner as to provide reasonably complete coverage within one year after planting.
- c. All replacement ground covers shall be watered until firmly established.

Secs. 13-650--13-660. Reserved.

DIVISION 13.

SAFETY AND NUISANCE STANDARDS

Sec. 13-661. Vibration.

(a) *Maximum ground transmitted vibration.*

(1) *Limits.* No land use shall cause the following vibration levels, expressed as peak particle velocity in inches-per-second, to be exceeded at any substantial structure not owned or under the control of the entity responsible for the vibration.

- a. Non-industrial or non-mining uses--0.20.
- b. Industrial uses--0.40.
- c. Mining uses--1.00. Except, and as provided, in the following:
 - 1. Whenever planned blasting for instrument calibration or for any other reason is expected to cause vibration which exceeds 1.00 inch, the plan will be

conveyed to the commission stating the reason for the over blast and a letter shall follow within seven (7) days explaining such reason for the over blast.

2. In no case shall any explosive discharge be permitted, at any substantial structure not owned or under the control of the entity responsible for the vibration, which is greater than the safe structural limit of 2.0 inches peak particle velocity per second.
3. In no case shall any discharge result in ground displacement in excess of 0.03 inches at any substantial structure not owned or under the control of the entity responsible for the blasting.
4. No detonation, blast or other explosives shall be detonated except by a person duly licensed under applicable federal, state, county or municipal laws.
5. All blasting or detonation shall be done in sequence of an eight-millisecond, or greater delay, in order to decrease or diminish the resulting vibrations and noise there from.
6. Should consistent, persistent, regular or habitual blasting over these limits occur, the offender will be considered in violation of this chapter and subject to the penalties involved.

(2) *Exempt uses.* The following uses shall be exempted from the vibration levels of subsection (1), or the vibration levels adjusted, as specified herein.

- a. For impact vibrations, i.e., discrete vibration pulsation's not exceeding one (1) second in duration and having a pause of at least one (1) second between pulses, the values may be multiplied by two (2).
- b. Vibrations resulting from temporary on-site construction activity that occurs between sunrise and sunset shall be exempt from the requirements of this section.

(b) *Measurement.*

(1) *Particle velocity.* The vibration maximums set forth in subsection (a) are stated in terms of particle velocity, which may be measured directly with suitable instrumentation or computed on the basis of displacement and frequency. When computed, the following formula shall be used:

$$PV = 6.28 F \times D$$

Where:

PV = Particle velocity, inches-per-second

F = Vibration frequency, cycles-per-second

D = Single amplitude displacement of the vibration, inches

The maximum velocity shall be the vector sum of the three (3) components recorded.

(2) *Method of measurement.* For the purposes of measuring vibration, a three-component simultaneous measuring system recognized as standard for such purpose shall be used in determining displacement and maximum peak particle velocity. Maximum peak particle velocity shall be the maximum displacement vector sums of the three perpetual components referred to above multiplied by frequency in cycles per second. Location and timing of measurements shall be arranged insofar as possible to exclude vibrations emanating from off the premises involved, or a correction factor reasonable under the circumstances shall be applied to compensate for off-premises vibrations.

(3) *Test equipment.* A three component vibration measuring device (VMD), standardized by the American Standards Association, shall be used in measuring vibrations. Such device shall be annually calibrated to industry standards, or more frequently if required by the commission for good cause.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-662. Reserved for noise.

Sec. 13-663. Electric disturbance or interference.

(a) *General.*

(1) No use, activity or process shall be conducted which produces electric and/or magnetic fields that exceed standards set by the Florida Dept. of Environmental Protection to reasonably protect the public health, safety and welfare. (Chapter 403, F.S., sets standards by which exempted public utilities, including electric power producers and distributors are regulated and governed).

(2) No use, activity or process shall be conducted which causes, creates, or contributes to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-664. Fire and explosive hazards.

In all districts in which storage, use, or manufacture of flammable or explosives materials occurs, the applicable requirements of the National Fire Codes published by the National Fire Protection Association shall apply.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-665. Heat.

No use shall produce heat perceptible beyond the parcel boundaries.
(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-666. Lighting.

(a) *Lighting encouraged.*

(1) Unless specified otherwise in this chapter or by the authority, lighting of development is not required. However, the commission encourages developments to provide sufficient energy efficient lighting to enhance the security and safety of property and persons. Suggested situations for lighting are:

- a. Public streets, sidewalks and other common areas or facilities in subdivisions.
- b. Entrances to any residential development of more than fifty (50) lots.
- c. Entrances and exists in multi-family residential developments and substantial buildings used by fifty (50) or more persons.

(b) *Excessive lighting/illumination.* Lighting facilities and other uses shall be arranged and operated in such a manner as to prevent direct glare or hazardous interference of any kind to adjoining streets and residentially designated property. Lighting within any parcel that unnecessarily illuminates any other parcel and substantially interferes with the use or enjoyment of such parcels is prohibited. Lighting unnecessarily illuminates another parcel if it clearly exceeds what is necessary to satisfy other requirements of this chapter, or if said requirements could be achieved in another manner that would not substantially interfere with the use or enjoyment of neighboring properties.

(Ord. No. 96-23, § 9, 12-16-96)

Sec. 13-667. Radio-active emissions.

No operation shall be conducted in any land use zone which exceeds the standards set forth in Title 10, Chapter 1, Part 20, Code of Federal Regulation, Standards For Protection Against Radiation.

(Ord. No. 96-23, § 9, 12-16-96)

Secs. 13-668--13-680. Reserved.

DIVISION 14.

STRUCTURE STANDARDS

Sec. 13-681. Design standards.

(a) *Building size.*

(1) *Dwelling units.* Subject to other provisions of this chapter, every dwelling unit shall have the amount of enclosed living area indicated below.

a. *Site built or manufactured building.*

1. *Single-family detached or attached dwelling unit--Minimum of six-hundred (600) sq. ft.*
2. *Two-, three- and four-family dwelling units--Minimum of five-hundred (500) sq. ft. per unit*
3. *Multi-family dwelling units--Minimum of four-hundred (400) sq. ft. per unit.*
4. *Cabins in RVPUD development--Minimum of four-hundred (400) sq. ft. and maximum of five hundred and fifty (550) sq. ft.*

b. *Mobile homes.* Subject to other provisions of this chapter, every mobile home shall have a minimum factory constructed enclosed living area of six-hundred (600) sq. ft. and a minimum width of twelve (12) feet. For mobile home size purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space.

(2) *Building height limitations/requirements.*

a. *Habitable buildings.* The maximum height for habitable structures shall be fifty (50) feet, unless otherwise approved by the commission.

b. *Other structures.* Any structure in excess of fifty (50) feet will comply with FAA Advisory circular 70-7460-ID, and any amendments thereto.

(b) *Building codes and requirements.*

(1) *On-site construction.*

a. *Building.* All construction, except manufactured buildings, mobile homes and non-habitable accessory structures of not more than one-hundred (100) sq. ft., shall be classified as on-site construction and conducted in accordance with the applicable codes and requirements of Appendix 13-E.

- (2) *Reserved for manufactured buildings.*
 - (3) *Mobile homes.* See Appendix 13-E.
 - (4) *Recreational vehicles for extended occupancy.* See Appendix 13-E.
 - (c) *Fire codes and requirements.* See Appendix 13-E.
 - (d) *Disability codes and requirements.* See Appendix 13-E.
 - (e) *Structure identification.* See Chapter 6, Article IV of this Code.
- (Ord. No. 96-23, § 9, 12-16-96)

Secs. 13-682--13-690. Reserved.

DIVISION 15.

SIGN STANDARDS

Sec. 13-691. General.

- (a) *General provisions.*
 - (1) Unless otherwise provided herein, no sign may be constructed, erected, moved, enlarged, illuminated or substantially altered except in accordance with the provisions of this chapter. Mere repainting or changing the message of a sign shall not, in and of itself, be considered a substantial alteration.
 - (2) These sign standards are intended to complement the requirements of the building and electrical codes adopted by the commission. Wherever there is inconsistency between these regulations and the building or electrical code, the more stringent requirement shall apply.
 - (3) Compliance with the standards requirements of this section shall not constitute a defense to an action brought to abate a nuisance under the common law.
- (b) *Exempt, permitted and prohibited signs.*
 - (1) *Permitted signs.* Unless expressly prohibited herein, all signs are permitted by this division, subject to the setback provisions of section 13-692.
 - (2) *Prohibited signs.* It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained, any sign not expressly authorized by this Code. Without limiting the generality of the above, the following signs are expressly prohibited:
 - a. Signs that are in violation of the building or electrical codes adopted by

the county.

- b. Any sign that, in the opinion of the commission, does or will constitute a safety hazard.
- c. Signs that revolve, or are animated, or that utilize movement or apparent movement, or utilize lights or illumination that flash, move rotate, scintillate, blink, flicker, or vary in intensity or color to attract the attention of the public when such attraction creates an unsafe condition for motorists or pedestrians, except for time-temperature-date signs.
- d. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipe.
- e. Signs that resemble any official sign, symbol or marker erected by any government agency, or that by reason of position, shape or color would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device.
- f. Signs that obstruct, or substantially interfere with, the vision of pedestrians, cyclists or motorists traveling on or entering or exiting public streets.
- g. Non-governmental sign that use the words "stop", "look". "danger", or any similar word, phrase or symbol when such sign presents or implies the need or requirement of stopping or the existence of danger, or which is a copy or imitation of official signs.
- h. Signs, within ten (10) feet of public right-of-way or one hundred (100) feet of any public road intersection, that contain red or green lights that might be confused with traffic control lights.
- i. Signs, and any associated lighting, that are of such intensity or brilliance as to cause glare or impair the vision of any motorist or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics. A source of light of more than seventy-five (75) watts that can be seen directly by an oncoming motorists is presumed to cause glare or impair the vision of such motorist.
- j. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other commercial signals.
- k. Signs placed in public right-of-ways by non-governmental entities without specific approval pursuant to Ch. 337.407, Florida Statutes, and signs or supporting structures located in or over the rights-of-way of any federal, state or county road except as provided by law.

m. No sign may be erected so that by its location, color, size, shape, nature, or message it would tend to obstruct the view of or be confused with official traffic signs or other signs erected by governmental agencies.

n. Signs placed on private property without the property owner's consent.

(3) *Exemptions.* Signage located on elevated water tanks are exempt from these provisions.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2003-1, 1-14-03)

Sec. 13-692. Design standards.

(a) Computation of sign face area

(1) *Face delineated.* The face area of a sign shall be computed by using the entire area within the single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Face area does not include supporting framework or bracing that is clearly incidental to the display itself.

(2) Multi-sections or multi-faces.

a. If the sign consists of more than one (1) section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign face area.

b. Ground signs consisting of two (2) faces shall be considered one face for purposes of this section so long as the two (2) faces are at no point separated by a distance that exceeds five (5) feet.

(b) Sign setback requirements.

(1) *Temporary signs.* There are no setback requirements for temporary signs provided their location does not create any hazards to motorists or pedestrians, however, no temporary sign shall encroach on any public right-of-way or on adjoining property without specific authorization.

(2) Permanent signs.

a. On-site.

1. Ground signs. A permanent ground sign, and any part of its supporting structure, shall be setback as follows:

a) From any public road right-of-way line ten (10) feet, or one-half (0.5) foot for every foot in height (measured from natural ground at base of sign to highest point of sign face or structure), whichever is greater, except that no sign need be set back more than the building setback required for the property on which it is located. Exempt from this requirement are signs used exclusively for development identification, such as subdivision names, when specifically approved by the authority.

b) From side and rear property lines five (5) feet, or two-tenths (0.2) foot for every foot in height (measured from natural ground at base of sign to highest point of sign face or structure), whichever is greater, except that no sign need be set back more than the building setback required for the property on which it is located.

2. Building signs. Building signs shall meet the same setback requirements as ground signs except that those painted on or attached flat against a wall of a legally permitted structure are permitted regardless of setback.

b. Off-site.

1. Ground signs. A permanent ground sign, and any part of its supporting structure, shall be setback as follows:

a) From any public road right-of-way line fifteen (15) feet.

b) From side and rear property lines ten (10) feet.

(3) *From edge of pavement.* Notwithstanding subsections (1) and (2), no sign more than three (3) feet above ground level shall be placed within fifteen (15) feet of the edge-of-pavement of an outside travel lane of a public road when such sign interferes with the sight distance requirements of applicable regulations.

(c) *Sign illumination and signs containing lights.* Unless otherwise prohibited by this section, signs may be illuminated if such lighting directed toward a sign is shielded so that it illuminates only the face of the sign and does not shine directly into a public right-of-way, so as to cause glare and impair vision, or residential premises.

(d) *Sign height and construction.*

(1) *Height.* No sign shall exceed fifty (50) feet in height unless located in the CR zoning district.

(2) *Construction.* In addition to compliance with all applicable building codes, freestanding signs shall be securely fastened to the ground or to some other substantial supportive structure so that there is virtually no danger that either the sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.

(e) *Other regulations.* Notwithstanding the provisions of this section, all signs shall comply with the requirements of F.S. ch. 479, (and all state regulations promulgated thereunder), regarding outdoor advertising, including, but not limited to, zoning, spacing and size requirements. County roads shall be treated the same as state roads for purposes of this section.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2005-31, § 1, 11-29-05)

DIVISION 16.

RESERVED

Secs. 13-693--13-700. Reserved.